



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 21, 2019
SUBJECT: Discuss alcohol-related uses and related zoning standards.
PRESENTER: Clayton Comstock, Planning Director

GENERAL DESCRIPTION

The Development Review Committee (DRC) continually monitors building, land use, and other development issues throughout the city. As part of the recent review of several zoning cases and site plans for alcohol-related uses, the DRC noted the following:

- Inconsistent language between Chapter 118 (Zoning) and Chapter 6 (Alcoholic Beverages) of the city code;
- Lack of definitions for individual land uses;
- Conflicting language in the land use tables and general standards;
- Land uses do not align with the state alcoholic beverage code.

Described below are the key areas identified by the DRC where improvements could be made in the code standards to address these issues. Additional details and discussion will be provided at the work session.

Land uses and definitions

The zoning ordinance defines only one alcohol-related land use (bar/tavern), and this use is not listed specifically in the table of permitted uses. The table lists microbrewery as a land use, and includes a general reference to the sale of alcoholic beverages for on-premise consumption.

In order to align the land uses with current industry practices and state regulations, several new land uses will be proposed. Each use in the table below will be defined and listed separately in the table of permitted uses.

| LAND USES | |
|------------|---------------------------------|
| Bar | Tap Room |
| Brewery | Winery |
| Brewpub | Wine Bar |
| Distillery | Specialty Alcohol Establishment |



Zoning districts

Each new land use may be distributed into appropriate zoning districts. The uses may be permitted by right or require approval of a special use permit. The uses may also replace the current microbrewery land use and the reference to the sale of alcoholic beverages for on-premise consumption.

Staff is considering the creation of a new land use designation called “specialty alcohol establishment.” This use may group the proposed brewpub, tap room, and wine bar land uses into a single listing in the table of permitted uses.

The Transit Oriented Development (TOD) zoning district has a separate schedule of permitted uses. Some of the uses described above will be added to the TOD list of permitted uses.

Special standards may be included for some land uses. These standards may include the existing location criteria for bars and provide a square footage standard for specialty alcohol establishments.

Chapter 6 (Alcoholic Beverages)

Section 118-711 of the zoning ordinance includes location and reporting standards related to establishments that provide on-premise consumption. This section would be deleted.

The location standards would be moved to the section for special land use standards noted above. Since the reporting standards are duplicated in Chapter 6 of the code of ordinances, these standards could be deleted from the zoning ordinance.

Next steps

This information will be presented to and discussed with City Council at the February 25, 2019 work session.

Pending direction from the Commission and Council, a text amendment to the zoning ordinance may be scheduled for the March 7, 2019 Planning and Zoning Commission meeting. City Council would subsequently consider the text amendment and an amendment to Chapter 6 at the March 25, 2019 meeting.