

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in York Hall, Yorktown, Virginia, on the ____ day of _____, 2014:

Present

Vote

Donald E. Wiggins, Chairman
Thomas G. Shepperd, Jr., Vice Chairman
Walter C. Zaremba
Sheila S. Noll
George S. Hrichak

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO SPONSOR AN APPLICATION TO AMEND THE YORK COUNTY ZONING ORDINANCE, CHAPTER 24.1, YORK COUNTY CODE, TO INCORPORATE PROVISIONS CONCERNING MICRO-BREWERIES, DISTILLERIES, WINERIES, AND CIDERIES

WHEREAS, the Board of Supervisors has determined that amendments to the Zoning Ordinance to establish definitions and zoning district allowances for micro-breweries, distilleries, wineries, and cideries; and

WHEREAS, the Board of Supervisors has determined that consideration of such amendments is consistent with good zoning practice;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the ____ day of _____, 2014, that it does hereby sponsor an application to amend Chapter 24.1, Zoning, of the York County Code as set forth in draft form below;

Sec. 24.1-104. Definitions.

Marina. A facility designed for docking, storing, servicing, berthing, fueling or repairing of primarily recreational boats and which may include accessory restaurant and retail facilities. Marinas may include in-water berths/slips which are covered or uncovered, dry berths/slips for boat storage on land, either indoors or outdoors, and provisions for transfer of boats to and from the water by means of ramps or mechanical equipment.

Microbrewery/micro-distillery/micro-winery/micro-cidery. A facility for the small-scale production and packaging of alcoholic beverages/spirits of the following types and quantities for distribution, retail or wholesale, on or off the premises: beer (not more than 15,000 barrels per year), distilled spirits, wine, or alcoholic cider (not more than 20,000 gallons per year). Permitted accessory uses shall include retail sales, tasting rooms for beverages produced on-site, restaurants, reception halls, and live entertainment as otherwise permitted in the zoning district.

Mini-storage warehouse. A type of warehousing consisting of individual, small, self-contained storage spaces which may be owned, leased, or rented to individuals. Such facilities may also be known as self-storage warehouses. For the purposes of this chapter, the two types of mini-storage warehouse/self-storage facilities are:

- *Single-story:* Facilities in which the storage units/cubicles typically are arranged in long, narrow single-story buildings with the majority of the individual units accessed through doors that open directly to the outside.
- *Multi-story:* Facilities in which the storage units are arranged in a multi-story structure with all of the individual storage units/cubicles accessed through doors that open to interior corridors.

Restaurant, fast food. Any establishment whose principal business is the high volume, high turnover sale of foods or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, and whose design or principal methods of operation include selling food, frozen desserts, or beverages which are usually served in edible containers or in paper, plastic, or other disposable containers.

Restaurant, brew-pub. A sit-down restaurant that includes a microbrewery as an accessory use.

Restaurant, sit-down. Any establishment, other than a fast-food restaurant, where food and drinks are prepared, served and consumed primarily within the principal building.

Sec. 24.1-306. Table of land uses.

USES	RC	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS						
		RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
		CATEGORY 15 - LIMITED INDUSTRIAL ACTIVITIES												
1. Laboratories, Research/Development Testing Facilities										S		P	P	P
2. Publishing, Printing, Other than general public and business/professional services										P		P	P	P

3. Computer and Technology Development and Assembly										P		P	P	P
4. Contractors' Shops (e.g., Plumbing, Electrical, Mechanical, HVAC, Home Improvement or Construction, Swimming Pool, Landscaping, Cabinetmaking, General Building, Excavating, etc.) a) With Enclosed Storage of Equipment or Materials										P			P	P
	b) With Outdoor/Exposed Storage									S			P	P
5. Laundry, Dry Cleaning Plant (institutional)													P	P
6. Stone Monument Sales, Processing													S	P
7. Manufacture or Assembly of Electronic Instruments, Components, Devices										S	S	P	P	P
8. Machine Shops & Fabricators										S	S		P	P
9. Manufacture or Assembly of Medical, Drafting, Metering, Marine, Photographic, Mechanical Instruments												P	P	P
10. Ice Manufacturing and Storage													P	P
11. Microbreweries, micro-distilleries, micro-wineries, micro-cideries										<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>
12. Sales, Distribution, and Installation of Glass, Including Windows, Mirrors, and/or Automobile Glass									S	P			P	P
13. Recycling Center									S	S			P	P
14. Recycling Plant													S	P

Sec. 24.1-606. Minimum off-street parking and loading requirements.

(o) Categories 15, 16 and 17 – *Limited Industrial Uses, General Industrial Uses, and Utilities*

USE	OFF-STREET PARKING SPACES	OFF-STREET LOADING SPACES
(1) Microbreweries, micro-distilleries, micro-wineries, and micro-cideries	<p>One (1) space for every 350 square feet of office or administrative area; plus</p> <p>One (1) space for every 700 square feet of production or work floor area; plus</p> <p>One (1) space per 100 square feet of gross floor area dedicated to accessory tasting rooms, restaurants (including outdoor dining areas), or retail sales; plus</p> <p>One (1) space for every four (4) seats or sixty (60) square feet of assembly area dedicated to commercial hall use</p>	One (1) space
(2+) All Other Uses	<p>One (1) space for every 350 square feet of office or administrative area; plus</p> <p>One (1) space for every 700 square feet of production or work floor area;</p>	One (1) space for every 20,000 square feet

	<p>plus One space for every 5,000 square feet of warehouse/storage area , or subject to appropriate documentation and approval of the zoning administrator, one and one-third (1.3) spaces for every employee on the largest shift.</p>	
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