

ORDINANCE NO. 723

AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN OF EASTON ZONING ORDINANCE TO ADD TWO NEW USES (BISTRO AND CRAFT BEVERAGE MANUFACTURING) TO THE TABLE OF PERMISSIBLE USES ALONG WITH ASSOCIATED DEFINITIONS AND SUPPLEMENTAL STANDARDS

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by Maryland Annotated Code Land Use Article §4.01 *et seq.* to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town of Easton is authorized by Maryland Annotated Code Land Use Article §§4.04 and 4.05 to amend, supplement, modify or repeal sections of the zoning ordinance; and

WHEREAS, the Easton Planning and Zoning Commission considered the following matter over the course of several months, concluding with a vote on April 19, 2018 to recommend that the Town Council approve the following amendments; and

WHEREAS, subject to the protections and limitations suggested in the following proposed amendments, the Easton Planning and Zoning Commission believes that the uses proposed of (1) Bistro and (2) Craft Beverage Manufacturing, are appropriate and desirable uses in the Town generally and specifically in the Zoning Districts where they are proposed to be permitted.

NOW, THEREFORE, the Town of Easton hereby ordains as follows:

Section 1. The sections of the Town of Easton Zoning Ordinance shall be amended as hereinafter provided in Attachment 1 to this Ordinance.

Section 2. Severability. The Easton Town Council intends that, if a court of competent jurisdiction issues a final decision holding that any part of this ordinance is invalid, the remaining provisions hereof remain in full force and effect.

Section 5. In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Silverstein -
Leshner -
Engle -
Cook -
Ford -

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2018.

John F. Ford, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2018.

Kathy Ruf, Town Clerk

APPROVED:

Date: _____

Robert C. Willey, Mayor

EFFECTIVE DATE: _____, 2018.

ATTACHMENT A

I. Add the following provisions for the use “Craft Beverage Manufacturing”

(1) Add the following definition to Article I, § 114:

Craft beverage manufacturing – A facility possessing the appropriate license from the State of Maryland, in which beer, wine, cider, mead, distilled spirits or other similar beverages are brewed, fermented, or distilled.

(2) Addition to Table of Permissible Uses (Article II, Table 2.1):

USE	A-1	R-7A	R-10A	R-10M	CR	C G	CL	I-1	I-2	BC	I	G/I	NOTES
Craft Beverage Manufacturing*	SE	--	--	--	P	P	P	P	--	P	--	--	Also permitted outright in the MXW Port Street, Water View and Water’s Edge sub-districts

(3) Add the following Supplemental Standards for this use to Article X, § 1008.2 A.
Supplemental Standards for Commercial Uses:

- a. Any Craft Beverage Manufacturing use which is permitted to have off-premises alcohol sales shall meet the minimum spacing requirements of liquor stores, except that the minimum separation requirement from parks, shall not apply to Thompson Park.
- b. Restaurants or tasting rooms are permitted in conjunction with craft production beverage establishments. In the A-1, I-1, or BC Zoning Districts, restaurants or tasting rooms shall be limited to a maximum size of 50% of the total gross floor area of the principal building used for processing, or 2,500 square feet, whichever is less.
- c. Off-street parking shall be provided in accordance with the standards of Section 1001 of this Ordinance. The parking requirement shall be calculated by assigning the applicable standard to the corresponding area of operation. Temporary areas for overflow parking for special events shall be indicated on the site plan.
- d. Live entertainment shall be permitted. When applying for a craft beverage production establishment, the applicant shall specify the type of entertainment and days of the week and hours of the day in which entertainment is to be performed. Outdoor entertainment shall be non-amplified or located a minimum of 500 feet away from any property line.
- e. Promotional or special events, such as, but not limited to, wine/beer/etc. festivals, publically advertised functions, conferences, workshops, fundraising or charitable

functions, weddings, receptions, social events, or cultural exhibits and similar events, where the number of persons in attendance at any given time exceeds 200 persons, shall be permitted but restricted to no more than eight such events per calendar year. Smaller, less attended, functions, such as, but not limited to, tastings, private parties, facility tours, meetings or picnics, are permitted without limitation on the number of events.

- f. Craft beverage manufacturers are defined as producing no more than 20,000 barrels of beer or 36,000 gallons of distilled spirits, wine, cider or mead per year. Establishments which exceed these limits shall be considered a “Bottling or distribution station for beverages” and regulated as prescribed in this Ordinance for that use.

II. Add the following provisions for the use “Bistro”

- 1. In Article I, § 114 Definitions, add the following:

Bistro – An establishment possessing a Talbot County Class I Alcoholic Beverages License where wine and/or beer is sold for consumption both on-premises and off-premises, and where light food service is provided consisting of hors d’oeuvres, appetizers, small savory dishes such as cheeses, breads, and cured meats, cold sandwiches, desserts and/or similar light fare.

- 2. In Article II, Table 2.1 B, Commercial Uses, add the following row to that table:

USE	A-1	R-7A	R-10A	R-10M	CR	C G	CL	I-1	I-2	BC	I	G/I	NOTES
Bistro*	--	--	--	--	P	P	--	--	--	--	--	--	Also permitted outright in the MXW Port Street, Water View and Water’s Edge sub-districts

- 3. In Article X, § 1008.2 A. Supplemental Standards for Commercial Uses add:

Bistro

- a. Light food service shall be made available during all times when wine and/or beer is served for consumption on-premises.

III. Revise Section 28-414.2.1 (Permitted Uses in the Mixed Use Waterfront District) for consistency with the foregoing amendments with the following revisions:

Commercial Uses	Water's Edge	Water View	Inland	Port Street	
Bistro*	P	P	--	P	
Craft Beverage Manufacturing (Brew Pub, Micro-Brewery, Winery or Distillery)*	P	P	--	P	