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Memorandum

To: Planning & Zoning Commission
From: Dave Reynolds
Re: Agenda Item: Consider Resolution PZ 2024-01
Date: 1/10/24

Purpose:

The purpose of this agenda item is to consider Resolution PZ 2024-1, a resolution recommending the addition of "Micro Brewery" as a Permitted Use in the C-1 Zoning District.

In a recent Town Council meeting the Council convened as the *Board of Zoning Adjustment* and had the opportunity to consider how a Micro Brewing Business may be viewed in relation to Permitted Uses, Conditional Uses, or Prohibited Uses within the C-1 Zoning District.

As the C-1 Zoning District already includes Retail Beverage Sales, Taverns, Restaurants, and Bars as *Permitted Uses*, the question was do Micro Breweries fit within one of these existing *Permitted Uses*? Or, as Micro Brewing is not specifically named as a *Permitted Use*, or a Prohibited Use do they belong in the Conditional Use Category?

With no real clarity given in the code, and with a discussion which concluded by saying that limited brewing operations could be a healthy thing for the Main Street environment, the Town Council acting as the Board of Zoning Adjustment directed staff to gain input from the Planning and Zoning Commission regarding whether Micro Breweries might be formally defined and added as a *Permitted Use* within the C-1 Zoning District.

Staff will work to explain and define Micro Breweries and the attached Resolution PZ 2024-1.