

## EXHIBIT I

### 203-76.3 Breweries, Distilleries and Wineries

A. In those districts in which breweries, distilleries, and wineries may be permitted as a conditional use, the following conditions shall apply:

- (1) Breweries, distilleries and wineries may only be permitted on a qualified farm.
- (2) In no district shall a brewery, distillery, or winery be erected, enlarged or established within 200 feet of:
  - (a) A public school or playground;
  - (b) A duly organized school giving regular instruction at least five days a week for eight or more months a year;
  - (c) A hospital; or
  - (d) A church.
- (3) Local base
  - (a) The predominant crops grown on the premises shall be used in the production of alcohol for the brewery, distillery, and/or winery.
  - (b) A brewery, distillery, or winery must accomplish at least two of the following four activities on site: crushing, fermentation/extraction, bulk aging/storage, and bottling.
- (4) Operations of Establishment
  - (a) No brewery, distillery, or winery shall exceed 10,000 square feet of building area.
  - (b) No brewery, distillery, or winery shall produce more than 15,000 cases per year.
  - (c) Retail sales floor shall not exceed 15% of the gross floor area of the structure.
  - (d) Retail sales of alcoholic beverages shall be limited to alcoholic beverages manufactured on-site in accordance with (3) above.
  - (e) No special occasion events shall be permitted without a special events permit.
- (5) Minimum lot areas and bulk standards
  - (a) All breweries, distilleries, and wineries shall conform to the minimum lot area and other bulk standards of the zoning district in which they are located.
- (6) Landscaping
  - (a) The first 25 feet of lot width adjacent to a public street shall be landscaped in accordance with the provisions of §203-68 and §203-69 (except for necessary drive aisles).
  - (b) Breweries, distilleries, and wineries adjacent to residential uses and public or private open spaces shall be screened by twenty-five-foot-wide evergreen screening buffer in accordance with §203-68 and §203-69, not less than six feet in height and which shall be maintained in a safe and sightly condition.

(7) Parking

(a) The establishment shall comply with all applicable provisions of §203-81 (Off-Street Parking Schedule). For the purposes of calculating parking, the brewing, distilling and fermenting areas shall be considered industrial manufacturing, the tasting rooms shall be considered restaurant, sales areas shall be considered retail, and the cold and warm storage shall be considered warehousing.