Crash Course in Planning and Zoning for Breweries

Today we will discuss:

Zoning Basics – Understanding regulations

Planning Basics – Organize operation

Building Code Essentials – Starting and Staying in business
Zoning Basics

Communication
Zoning Basics

Zoning Ordinances were originally designed to separate hazardous industrial and residential uses.
Zoning Basics

Zoning Ordinances control;

Use – Type of business

Setbacks – Front, side and rear yards

Storage – Kegs, grain silos, pallets

Access – Truck access, delivery times

Signage and Parking
Zoning Basics

Avoid zoning issues as much as possible.

Preparing a zoning application ($3k-8k)

Survey

Statement of Use

Ownership list

PUD – Planned Unit Development text

Drawings and Site Plans

Public Hearings
Zoning Basics

Board of Adjustment and Planning Commission hearings take as few as 45 days, and as much as 90+ days.

Successful public hearings include;
- The strength of breweries as part of the community
- Understanding of odor, storage and public access
- Support from adjacent neighbors
- Clear statements supporting approval
- Research documented and presented
Planning Basics

For regulatory purposes:

- Plan for expansion
- Assume build-out options from day one
- Assess Utilities
- Avoid provisional/temporary occupancies
- Hire professionals
Facility Basics

7 bbl brewhouse

Low pressure gas (less than 1 lb)

400+ amp – 3 phase electric

1/2” water meter

7,000 sq feet
Planning Basics

15 bbl brewhouse

- Medium Pressure gas (5+ lbs)
- 600+ amp – 3 phase electric
- 1” water – or multiple meters
- 12,000 sq. ft. (outside storage)
- 18,000 sq. ft. (no outside storage)
Planning Basics

30 bbl brewhouse

Medium Pressure gas (10+pounds)

2kva – 3 phase

18,000-40,000 sq. ft.

Multiple dock high doors
Building Code Essentials

Building Codes IBC 2006 – 2009

Building Codes control:

Use – Type (F-2, U, S-2)

Occupancy – Factory, Utility, Storage,

Egress - Paths and Exit Signs

Equipment – Boilers

Separation of Occupancy – 2hr, 1hr,
Building Code Essentials

ALWAYS plan for occupancies

Assume final build-out from day one.

Public
A-2, O

Utility
U

Brewhouse
F-2

Storage
S
Building Code Essentials

Final Occupancy granted after;

Zoning Inspection
City-County Health Inspection
Building Inspection
Fire Marshall Inspection
State Alcohol Agency Inspection
TTB Inspection
Tax Commission Inspection
Reference

The Brewers Association's Guide to Starting Your Own Brewery

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Questions and Comments

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