

# Crash Course in Planning and Zoning for Breweries

**Today we will discuss;**

Zoning Basics – Understanding regulations

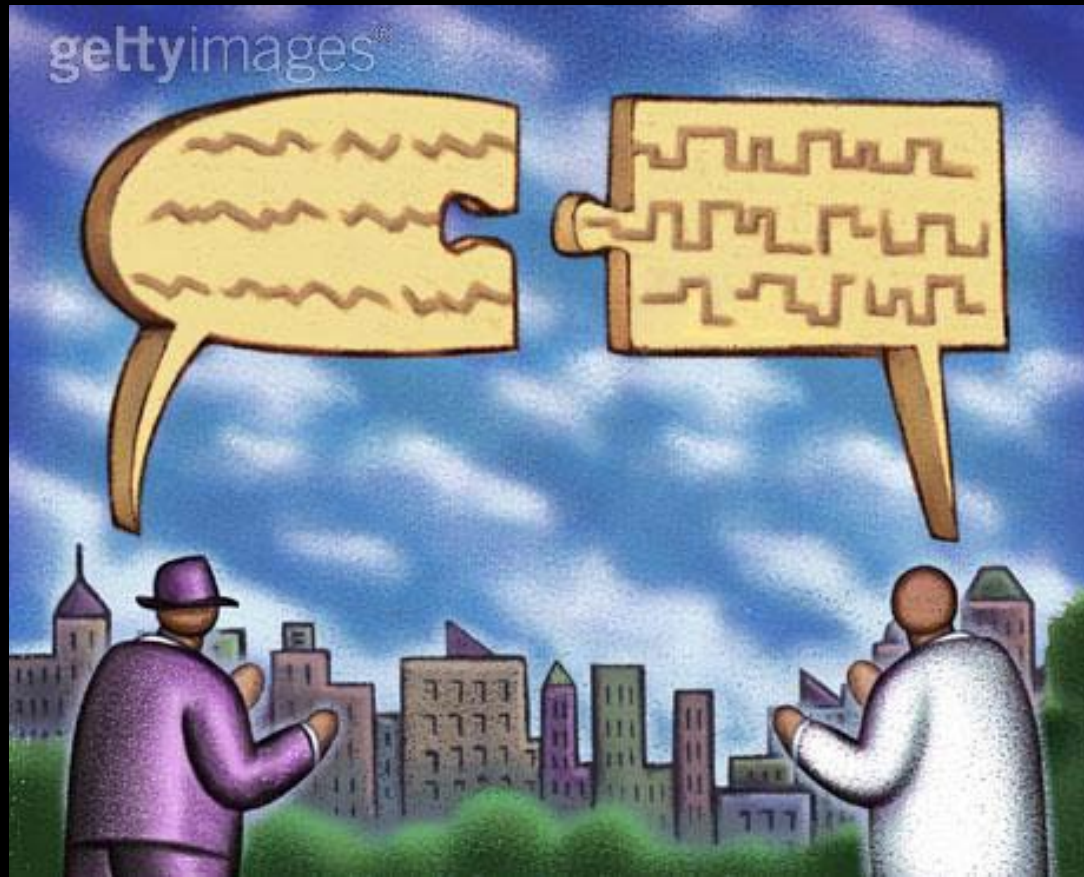
Planning Basics – Organize operation

Building Code Essentials – Starting and Staying  
in business



# Zoning Basics

## Communication



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# Zoning Basics

**Zoning Ordinances** were originally design to separate hazardous industrial and residential uses.



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# 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

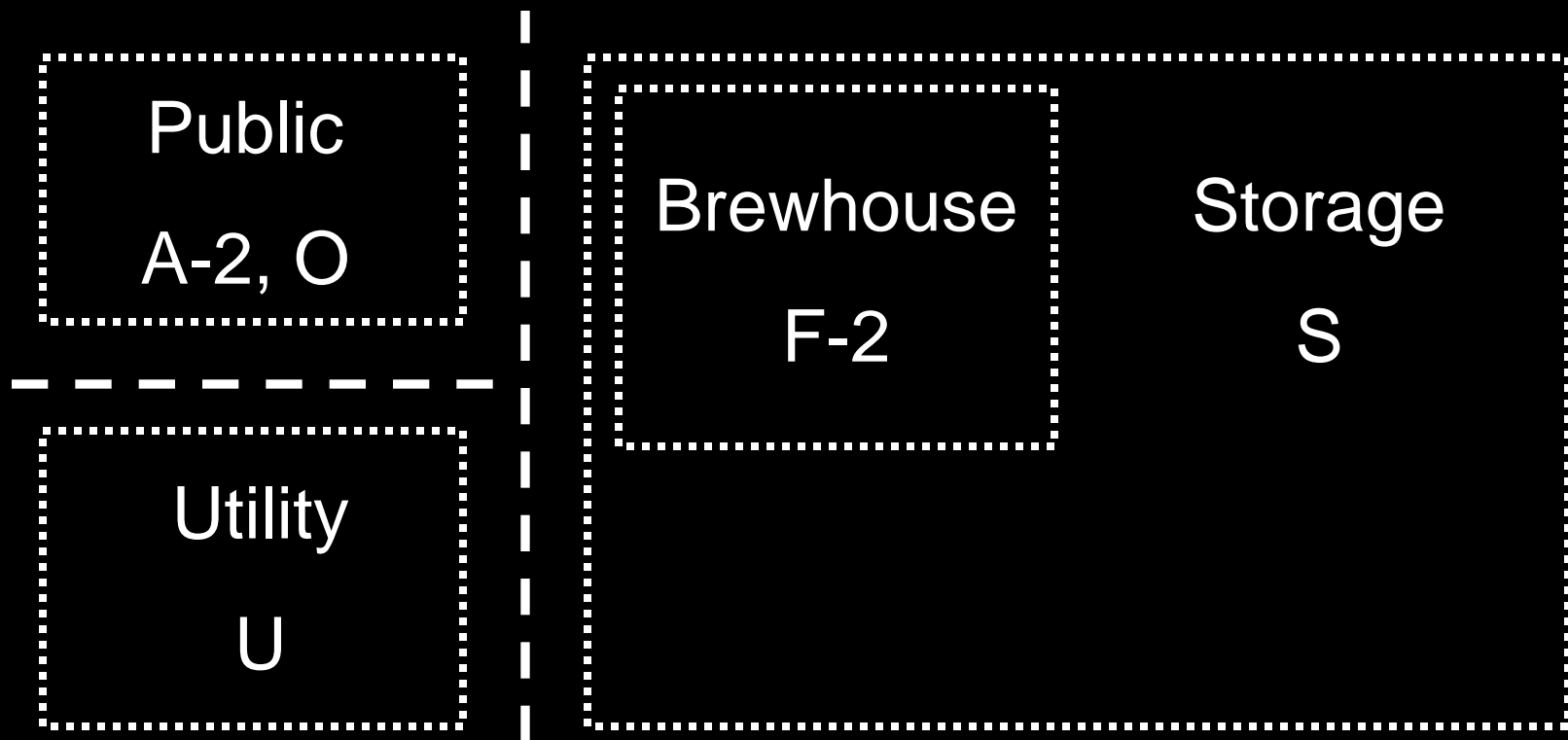
Separation of Occupancy – 2hr, 1hr,



# Building Code Essentials

ALWAYS plan for occupancies

Assume final build-out from day one.



# 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

By Ray Daniels

ISBN-10: 0937381896

## Brewery Planner, Second Edition: A Guide to Opening and Running

Your Own Small Brewery

ISBN-10: 0937381519

## Brewers Association BRD 2011-2012

ISBN: 978-0-937381-94-6



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# Questions and Comments

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