Proposed Amendments to the Southbury Zoning Regulations
Breweries, Wineries, Distilleries
Revised 7-10-20, 9-9-20
Adopted by the Zoning Commission 10-14-20
Effective Date 11-15-20

Section 1.7, Definitions (to add)

Brewery: A wholesale manufacturing facility, distinct from a microbrewery, used for the brewing, bottling and production of more than 15,000 barrels of beer per year.

Distillery: A wholesale manufacturing facility, distinct from a microdistillery, used for the distilling, bottling and production of more than 15,000 gallons of spirits per year.

Farm Brewery/Farm Winery/Farm Distillery: A facility licensed by the State of CT in which beer, wine, spirits, or other alcoholic beverages are brewed, fermented or distilled for distribution and consumption, and said beverages are made from ingredients of which a minimum of twenty percent (20%) are grown on site. The facility may include a tasting room(s) for the consumption of on-site produced beer, wine or alcoholic beverages.

Microbrewery: A facility licensed by the State of Connecticut in which a maximum of 15,000 barrels of beer per year is brewed for distribution and consumption both on and off-site. The facility may include the following activities: 1) wholesale and retail sale of beer and related items; 2) a tasting room and patio/deck for the consumption of on-site produced beer as well as consumption of food; 3) tastings; 4) tours; 5) special events; provided that the above listed events are specifically permitted by the Special Exception and authorized by State Statute.

Microdistillery: A facility licensed by the State of Connecticut in which a maximum of 15,000 gallons of spirits per year are distilled for distribution and consumption both on and off-site. The facility may include the following activities: 1) wholesale and retail sale of spirits and related items; 2) a tasting room and patio/deck for the consumption of on-site produced spirits as well as consumption of food; 3) tastings; 4) tours; 5) special events; provided that the above listed events are specifically permitted by the Special Exception and authorized by State Statute.

Microwinery: A facility licensed by the State of Connecticut in which a maximum of 2,000 barrels of wine is fermented per year for distribution and consumption both on and off-site. The facility may include the following activities: 1) wholesale and retail sale of wine and related items; 2) a tasting room and patio/deck for the consumption of on-site produced wine as well as consumption of food; 3) tastings; 4) tours; 5) special events; provided that the above listed events are specifically permitted by the Special Exception and authorized by State Statute.

Restaurant-Brewery: A restaurant that brews and sells beer for on and off-site consumption as an accessory use to the restaurant with the area dedicated to brewing, bottling and kegging not to exceed fifty percent (50%) of the restaurant floor area.

Schedule A – Permitted Uses (to add)

A-12. Farm Brewery/Farm Winery/Farm Distillery
- o Said facility shall be located on a parcel of land containing a minimum of 10 acres.
- o Any newly constructed buildings and structures associated with the facility, including parking areas, shall be located a minimum distance of 100' to all property lines.
- o The conversion of existing buildings or structures shall be permitted provided the original building or structure was constructed prior to (the effective date of this regulation) and said building or structure is located a minimum distance of 50' from an abutting residentially zoned property containing a single family dwelling.
- Permitted by Special Exception in all districts.

C-8.5 Restaurant-Brewery
- Permitted by Special Exception in B2A, B2B, B2C, B2D, B2E, B2F, B3, B3B, B3C Zones

C-8.6 Microwinery, Microbrewery, Microdistillery
- Permitted by Special Exception in B2A, B2B, B2C, B2D, B2E, B2F, B3, B3B, B3C Zones

C- 16.2 Breweries and Distilleries
- Permitted by Special Exception in M-2A and M-5 zones