Chapter 19.272

BREWERIES, MICROBREWERIES, WINERIES, BREWPUBS, BREW-ON-PREMISES AND DISTILLERIES

19.272.010 Purpose.  
The purpose of regulating Breweries, Microbreweries, Wineries, Brewpubs and Brew-On-Premises establishments is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.  (Ord. 7185 §3, 2007)

19.272.020 Applicability and Permit Requirements.  
Breweries, Microbreweries, Wineries, Brewpubs, Brew-On-Premises and Distilleries establishments, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

A. Brewpubs shall obtain a Minor Conditional Use Permit in all zones where permitted; However, a brewpub that complies with all development standards established by section 19.450.020 B 1 a-d and f-h (Alcohol Sales – Exemption from Minor Conditional Use Permit) shall be exempt from the Minor Conditional Use Permit in the CR, CG, CRC, and Mixed-Use Zones.  (Ord. 7185 §3, 2007)

19.272.030 Site Location, Operation, and Development Standards.  
The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all establishments selling alcohol, unless otherwise specified here.

A. Breweries, microbreweries, wineries, and distilleries manufacturing and wholesale only (no on-site retail sales or on-site tasting).

   1. All setback, landscaping, and other development standards of the underlying zone shall be met.

   2. The establishment shall comply with all applicable provisions of Chapter 19.510 (Outdoor Storage) where permitted by the underlying zone.

   3. The establishment shall comply with all applicable provisions of Chapter 19.580 (Parking). For the purposes of calculating parking, the brewing areas shall be considered manufacturing, the tasting rooms shall be considered restaurant, and the cold and warm storage shall be considered warehousing.

B. Breweries, microbreweries, wineries, and distilleries with off-sale retail and/or on-site tasting.

   1. All standards listed under 19.272.030A shall apply.
2. The establishments shall comply with all Location, Operation and Development standards established by Section 19.450 (Alcohol Sales).

3. Retail Sales within any of the Industrial Zones areas shall not exceed 15% of the gross floor area of the lease space.

4. A maximum total of 1 pint (16 oz.) of beer, 6 ounces of wine, and 1 ounce of distilled spirits may be sold or dispensed, for a fee or no fee, to each customer for on-site tasting per day. This may be divided into a single serving or small tastings.

5. Retail sales of alcoholic beverages shall be limited to alcoholic beverages manufactured on-site.

6. The business shall have lighting to provide illumination for security and safety of parking and access areas. On-site lighting plans shall be submitted for review and approval.

7. The retail and tasting hours of operation shall be evaluated on a case-by-case basis.

8. No person under 21 shall be permitted within the tasting area(s).

9. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section 9.05.020 of the Municipal Code.

10. The management at each location of off-sale of alcoholic beverages pursuant to this section shall be responsible for educating the public regarding drunk driving laws and the related penalties for breaking those laws. (This includes minimum age law, open container law and driving while intoxicated law.) This can be accomplished by posting prominent signs, decals or brochures at the point of purchase and providing adequate training for employees.

11. No entertainment shall be permitted without first obtaining a Conditional Use Permit in zones that permit or conditionally permit entertainment establishments subject to the development standards established in Section 19.250.

12. Additional conditions may be applied based on feedback from the Riverside Police Department during the entitlement process.

C. Additional Standards for Brew-On-Premises

1. All standards listed under section 19.272.030 A and B shall apply.

2. Minors shall be permitted provided that there is not tasting/sampling of alcoholic beverages. (Ord. 7185 §3, 2007)
19.272.040  Other Applicable Regulations.
Where the Department of Alcoholic Beverage Control (ABC) determines that an area has an over concentration of alcoholic beverage licenses and/or a higher than average crime rate ABC may deny an application for alcohol sales unless the Zoning Administrator or City Planning Commission makes a determination that public convenience or necessity will be served by the proposed project.  (Ord. 7185 §3, 2007)

19.272.050  Variances.
A. Variances may be granted from the provisions of Section 19.272.030 above based upon careful review of unique circumstances that may apply to a particular use. Any such variance request shall increase the property notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property.

B. No variances from the provisions of Section 19.272.030 B (5, 8, 9, 10, 11) or Section 19.272.030 C (2) above are permitted.”  (Ord. 7185 §3, 2007)