

ORDINANCE 18-O-09 amending Murfreesboro City Code, Appendix A – Zoning, Section 2, Interpretations and Definitions, Chart 1 and Chart 1 Endnotes, Uses Permitted by Zoning District, and Chart 4, Required Off-Street Parking and Queuing Spaces by Use, pertaining to alcoholic beverage manufacture, Murfreesboro Planning Department, applicant [2017-810].

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. Appendix A, Section 2, Interpretations and Definitions, of the Murfreesboro City Code is hereby amended in the Definitions section by inserting the following term and definition in alphabetical order.

Alcoholic beverage manufacture: Brewing, distilling, rectifying, fermenting, and operating a winery for the purpose of producing alcohol, spirits, liquor, wine, and high alcohol content beer that is capable of being consumed by a human being, other than patent medicine or “beer” as defined in TCA Sec. 57-5-10(b), as from time to time amended. Accessory activities may include, but are not limited to, aging, storage, bottling, packaging, shipping, office functions, wholesale sales, retail sales, and tasting facilities.

SECTION 2. Appendix A, Chart 1, Uses Permitted by Zoning District, of the Murfreesboro City Code is hereby amended by adding, in alphabetical order, under the INDUSTRIAL category, the use “Alcoholic Beverage manufacture” and by inserting in the line following that use an “X²⁰” under the Zoning District “HI” as indicated in the Chart 1 excerpt attached hereto.

SECTION 3. Appendix A, Chart 1 Endnotes, Uses Permitted by Zoning District, of the Murfreesboro City Code is hereby amended by adding a new Endnote 20. as follows:

20. Alcoholic Beverage Manufacture, where permitted by right, shall be subject to the following additional standards:
- a) The following specific activities are permitted on the premises of an alcoholic beverage manufacturer:
 - 1) The growing, harvesting, grinding and/or milling of products suitable for processing on the premises;
 - 2) The bottling of products produced either on or off the premises;
 - 3) The sale of alcohol manufactured and/or bottled on the premises for off-premises consumption in accordance with T.C.A. Section 57-3-202;
 - 4) The sale of alcohol manufactured and/or bottled on the premises for on-premises consumption in accordance with T.C.A. Section 57-3-202;
 - 5) The sale of merchandise related to alcohol or the manufacturer;
 - 6) The serving of samples, with or without cost, of alcohol manufactured or bottled on or off the premises;
 - 7) Giving tours of the facilities to the general public; and
 - 8) Special events such as meetings, receptions, and other special occasions, if there is adequate parking for such events.
 - b) All alcoholic beverage manufacture production shall be within completely enclosed structures.
 - c) Structures relating to alcoholic beverage manufacture production, including bottling and storage, shall be no less than 75 feet from a property line and no less than 250 feet from any residential structure on a residentially zoned property, including a residential structure on land in a PUD, existing at the date of Site Plan approval. Distance shall be measured in a straight line from the nearest point of the alcoholic beverage manufacture structure to the nearest point of the residential structure.

- d) Trucks shall not queue on or within the public right-of-way adjacent to the manufacturing facility.
- e) Any outdoor sound amplification shall comply with the City's Noise Control Ordinance codified in Chapter 21, Article V of the City Code.
- f) Parking areas shall be asphalt, concrete or other smooth dustless surface and shall be located on-site.
- g) Security fencing may be constructed, provided such fencing meets the following standards:
 - 1) Chain link fencing shall be plastic coated with black or green coating; and
 - 2) Chain link fencing shall not be permitted along the public right-of-way.
- h) By-products or waste from the alcoholic beverage manufacturing shall not be disposed of on-site but must be disposed of off-site in accordance with applicable state and federal law.

SECTION 4. Appendix A, Chart 4, Required Off-Street Parking and Queuing Spaces by Use, of the Murfreesboro City Code is hereby amended by adding the following use and number of parking and queuing spaces required in alphabetical order under the "INDUSTRIAL" subsection:

Alcoholic Beverage Manufacture


1.5 for each 2 employees on the largest shift plus 1 space for each business vehicle. Additional parking for each accessory use (e.g., retail, tasting room, etc.) shall be calculated based on Chart 4 use parking standards and for uses not expressly listed on Chart 4 shall be provided on the same basis as required for the most similar listed use, as determined by the Planning Director.

SECTION 5. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

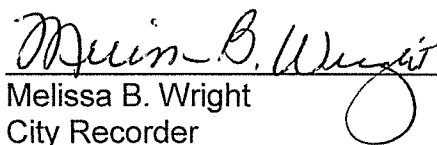
Passed:


1st reading February 22, 2018

2nd reading March 8, 2018


Shane McFarland, Mayor

ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Craig D. Tindall
City Attorney

SEAL

Ordinance 18-O-09
 Chart 1 excerpt

USES PERMITTED ³		ZONING DISTRICTS	
INDUSTRIAL	Alcoholic Beverage Manufacture	RS 15	
		RS 12	
		RS 10	
		RS 8	
		RS 6	
		RS 4	
		RD	
		RM 12	
		RM 16	
		RS-A	
		R MO	
		OG R ²	
		OG ²	
		CL ²	
		CF ^{2,14}	
		CH ²	
		MU ²	
		CBD ²	
		HI ²	X ²⁰
		LI ²	
		CM-RS-8 ²	
		CM-R ²	
		CM ²	
		CU	
		P	

X = Use permitted by right.
 S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.