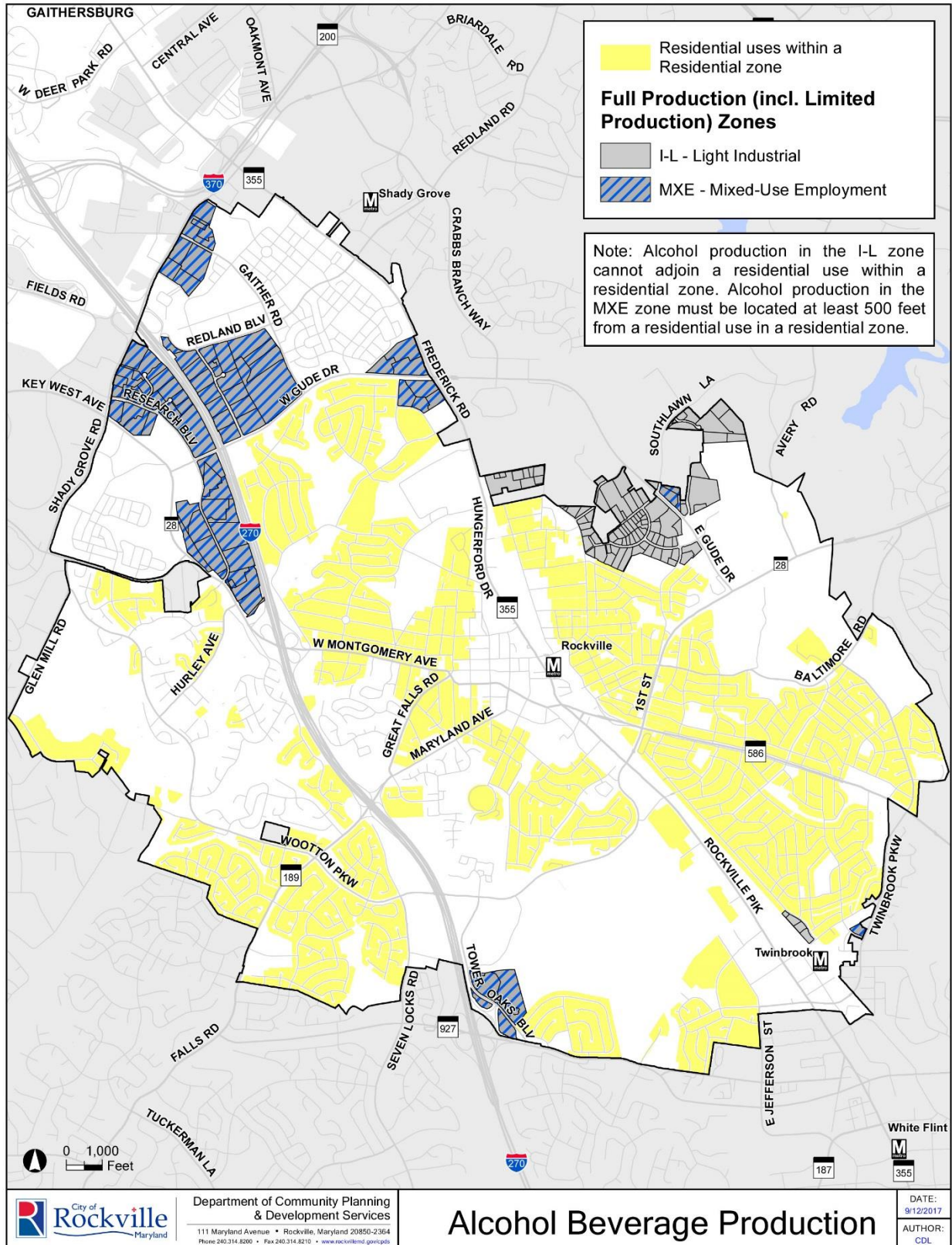


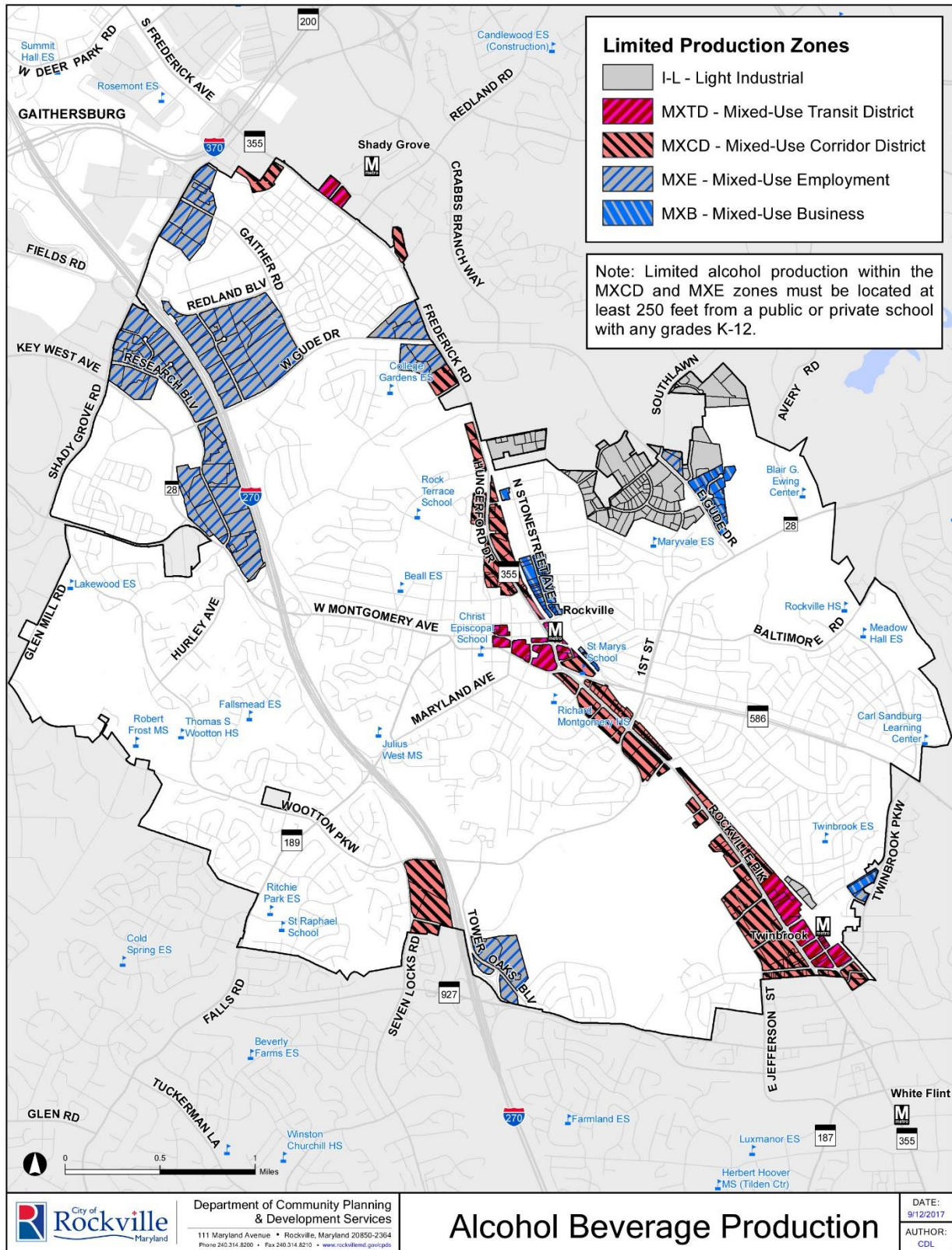


111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

The Mayor and Council opened the public hearing on zoning text amendment TXT2018-00246, regulating the production of alcoholic beverages in Rockville. At the close of the public testimony the Mayor and Council directed the staff to schedule a second public hearing on October 16, 2017. This will afford the opportunity for citizens and neighborhood associations to further review the proposal and provide testimony for the public hearing record, which remains open. The staff report to the Planning Commission may be found on the City web site at: <http://md-rockville.civicplus.com/DocumentCenter/View/20270>

The Mayor and Council also asked the staff to provide more detailed maps showing those areas of the city where alcoholic beverage production could occur. Two maps have been produced. One shows those areas where full production could occur, in the MXE and I-L zones. The other map indicates those areas where limited production could occur, in the MXE, I-L, MXTD, MXCD, and MXB zones. The language of the text amendment follows the maps.





July 10, 2017

ATTACHMENT TO APPLICATION
TO THE CITY OF ROCKVILLE FOR A
TEXT AMENDMENT TO THE ZONING ORDINANCE

Applicant: Mayor and Council of the City of Rockville

The applicant proposes to amend the zoning ordinance adopted on December 15, 2008, and with an effective date of March 16, 2009, by inserting and replacing the following text (underlining indicates text to be added; ~~strikethroughs~~ indicate text to be deleted; * * * indicates text not affected by the proposed amendment). Further amendments may be made following citizen input, Planning Commission review and Mayor and Council review.

Amend Article 3, "Definitions; Terms of Measurements and Calculations", as follows:

* * *

Alcoholic beverage production: The production of any alcoholic beverage or neutral spirits by means of distilling, fermenting, brewing, or rectifying under the following Maryland State production classifications: Classes 1, 2, 3, 4, 5, 6, 7, and 9. Tastings or samplings of products are permitted in accordance with State law.

Alcoholic beverage production, limited: The production of any alcoholic beverage or neutral spirits by means of distilling, fermenting, brewing, or rectifying under the following Maryland State production classifications: Classes 4, 6, and 7. Tastings or samplings of products are permitted in accordance with State law.

Amend Article 12, "Industrial Zones", as follows:

25.12.03 – Land Use Tables

* * *

	Uses	Zones		Conditional requirements or related regulations
		Light Industrial I-L	Heavy Industrial I-H	
* * *				
g. Industrial and service uses	<u>Alcoholic beverage production</u>	<u>C</u>	<u>P</u>	<u>Conditional use must not adjoin a residential use in a residential zone.</u>
	<u>Alcoholic beverage production, limited</u>	<u>P</u>	<u>P</u>	
	Heavy industrial use	N	P	
	Light industrial use	P	P	
	* * *			

Amend Article 13, “Mixed-Use Zones”, as follows:

* * *

25.13.03 – Land Use Tables

* * *

	Uses	Zones							Conditional requirements or related regulations
		Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	
* * *									
j. Industrial and service uses	<u>Alcoholic beverage production</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Conditional use must not be located within 500 feet of a residential use in a residential zone.</u>
	<u>Alcoholic beverage production, limited</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Conditional use must be at least 250’ from a lot with a public or private school providing pre-school and/or K-12 education</u>
	Light industrial use	N	N	P	N	N	N	N	
	Service industrial use	N	N	P	C	N	N	N	Conditional use must not adjoin or confront single-unit dwellings
	* * *								

Amend Article 16, “Parking and Loading”, as follows:

* * *

25.16.03 – Number of Spaces Required

* * *

		Auto Parking Spaces		Bicycle Parking Spaces			
Use Category	Use	Unit Measure	Base Number Required	Unit Measure	Short Term Space	Long Term Space	Additional Requirements
* * *							
Industrial and service	<u>Alcoholic beverage production</u>	<u>Per each 1,000 GFA</u>	<u>1</u> <u>and</u>	<u>Square feet of gross floor area</u>	<u>1</u>	<u>2 per 15,000 SF</u>	<u>Plus additional spaces as may be required by the Approving Authority depending on the character of the use. See also Sec. 25.16.03.j.2.</u>
		<u>Per each vehicle used with the business</u>	<u>1</u>				
	* * *						

* * *

j. *Provisions for Off-Site Parking*

1. The parking requirements set forth in Section 25.16.03 may be met with the execution of a formal agreement in a form satisfactory to the Chief of Planning Zoning and the City Attorney to use off-site parking spaces for some or all of the required parking.
2. In the case of parking in connection with alcoholic beverage production, the Approving Authority may consider the availability of on-street parking to serve patrons for periodic tours or tasting events.