

# Craft Alcohol Production Establishments (CAPE)



CAPE: Substitute 1 to Ordinance No. 17-108

County Council Land Use Committee, May 1, 2018

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## Micro-Alcohol Production: Legislation Benefits

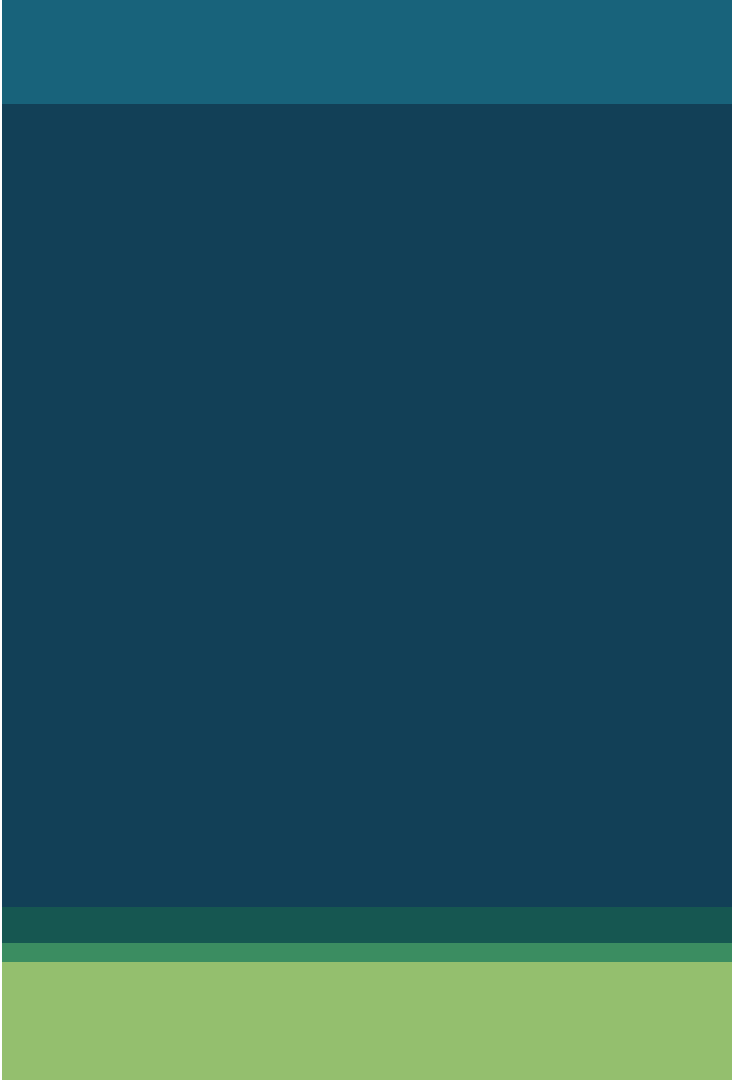
- Increased growth of microbreweries throughout the United States and Delaware
  - Farm Wineries
  - Craft Distilleries
  - Micro-alcohol Production
- Economic development trend
- Community reinvestment and place making
- Remove barriers to development

Substitute 1:  
Ordinance No. 17-108

## Micro-Alcohol Production: Current Regulations

- Breweries, wineries, distilleries permitted only in the **Heavy Industry (HI)** zoning district
- Prohibits uses in all Commercial Zoning Districts
- **No designation for smaller, less intensive micro-alcohol production**

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**What does the  
proposed  
CAPE  
Ordinance do?**

## CAPE and Farm Winery Proposal

- CAPEs and Farm wineries permitted in appropriately zoned locations, subject to Limited Use standards
  - Limited use standards apply to commercial and mixed use developments
  - Particularly associated with other retail, eating, and drinking establishments

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## CAPE: Permitted Zoning Districts

- Proposed **Limited Use** within the following zoning districts

<b>Commercial Regional (CR)</b>	<b>Commercial Neighborhood (CN)</b>
<b>Business Park (BP)</b>	<b>Industrial (I)</b>
<b>Hamlet &amp; Village (S- Suburban)</b>	<b>Additional Limited Use standards permit CAPEs in mixed use developments</b>

## **CAPE: Permitted Zoning Districts**

### **Limited Use Standards:**

- **All aspects of the brewing process shall be completely confined.**
- **Loading areas shall be appropriately located and screened.**
- **All applicable license requirements must be obtained from the State of Delaware.**
- **Tasting rooms are operated pursuant to the Office of Alcoholic Beverage Control Commissioner.**

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## Farm Winery: Permitted Zoning Districts

- Proposed **Limited Use** within the following zoning districts
  - **Suburban (S)**
  - **Suburban Estate (SE)**
  - **Suburban Reserve (SR)**

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# Newark, DE



# Wilmington, DE



# Smyrna, DE





# Kennett Square, PA



# West Chester, PA



# Questions?

CAPE: Substitute 1

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