

ORDINANCE NO. _____-2022

AN ORDINANCE CREATING SECTION 8-1(d)(33) AND AMENDING SECTION 1-11 OF THE ZONING ORDINANCE TO CREATE A NEW CONDITIONAL USE FOR SMALL FARM MICRO-DISTILLERIES IN THE AGRICULTURAL-RURAL (A-R) ZONE, AS AMENDED. (SILVER SPRINGS FARM EQWINE AND VINEYARD, LLC).

WHEREAS, the applicant, Silver Springs Farm Eqwine and Vineyard, LLC has initiated a text amendment to Article 8-1(d)(33) and Section 1-11 of the Zoning Ordinance to create a new conditional use for small farm micro-distilleries in the Agricultural-Rural (A-R) zone; and

WHEREAS, the Planning Commission has reviewed and considered a text amendment to Article 8-1(d)(33) and Section 1-11 of the Zoning Ordinance to create a new conditional use for small farm micro-distilleries in the Agricultural-Rural (A-R) zone. The Planning Commission did recommend APPROVAL of the staff alternative text by a vote of 6-2; and

WHEREAS, this Council agrees with the recommendation of the Planning Commission, as amended to include such small farm micro-distilleries associated with small farm wineries and

WHEREAS, the recommendation form of the Planning Commission is attached hereto and incorporated by reference herein.

BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That Article 8-1(d)(33) of the Zoning Ordinance of the Lexington-Fayette Urban County Government is hereby created to allow small farm micro-distilleries associated with small farm wineries as a conditional use in the Agricultural Rural (A-R) zone as follows:

Article 8-1(d)

(33) Small farm Micro-Distilleries. Distilleries associated with an existing small farm winery licensed under KRS 243.155 as of _____, the effective date of the ordinance that produces less than 1,000 gallons of distilled spirit annually. The distillery shall be operated under a Class B License as defined in KRS 243.120. At least one agricultural resource grown on the property (e.g., grapes, corn, rye, wheat) shall be a component of the product produced by the distillery. A small farm micro-distillery shall conform to all applicable local, state and federal laws and regulations related to alcoholic beverages.

Section 2 – That Article 1-11 of the Zoning Ordinance of the Lexington-Fayette Urban County Government is hereby amended as follows:

Small farm Micro-Distillery means a distillery associated with an existing small farm winery and located on an active farm that produces less than 1,000 gallons of distilled spirit annually, and operated under a Class B License as defined in KRS 243.120. The small farm micro-distillery must include at least one agricultural resource grown on the property (e.g., grapes, corn rye, wheat) as a component of the product produced by the distillery. The small farm micro-distillery may include all accessory activities as permitted in KRS 243.0305 and 243.035, without limitation. Such uses include product sampling, souvenir package sales, retail drink sale, and bottling.

Section 3 - That this Ordinance shall become effective upon the date of its passage.

PASSED URBAN COUNTY COUNCIL:

MAYOR

ATTEST:

CLERK OF URBAN COUNTY COUNCIL
PUBLISHED:

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