

ORDINANCE No. 20231030-2

**AN ORDINANCE TO AMEND THE TEXT OF THE BRIGHTON MUNICIPAL ZONING
ORDINANCE BY ADOPTING STANDARDS FOR DISTILERIES IN THE M-1 (LIGHT
INDUSTRIAL) DISTRICT**

WHEREAS, Sections 13-7-201 through 13-7-210 of the Tennessee Code Annotated empowered the Town of Brighton Zoning Ordinance and Official Zoning Map, and provide for its administration and enforcement; and,

WHEREAS, the Board of Mayor and Aldermen deems it necessary, for the purpose of promoting the health, safety, prosperity, morals and general welfare of the Town to amend the Municipal Zoning Ordinance and,

WHEREAS, the Brighton Planning Commission has reviewed said proposed zoning amendment pursuant to Sections 13-7-203 and 13-7-204 of the Tennessee Code Annotated and recommends such amendment to the Brighton Board of Mayor and Aldermen; and,

WHEREAS the Brighton Board of Mayor and Aldermen has given due public notice on said amendment and has held public hearing; and,

WHEREAS all the requirements of Section 13-7-201 through 13-7-210 of the Tennessee Code Annotated with regard to the amendment of the Brighton Municipal Zoning Ordinance by the Planning Commission and subsequent action of the Brighton Board of Mayor and Aldermen, have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF BRIGHTON:

SECTION 1. That following language be added to Article VI, Section 1. 1. Uses Permitted:

(p) Alcohol Distillery subject to the following conditions:

1. Prior to development of an Alcohol Distillery a site plan shall be approved by the planning commission. The site plan shall include and clearly show the following:

(a) Site and building dimensions

(b) Interior functions (production, assembly and retail) and square footage of each. Spaces designated for commercial functions should be accessory to the production purposes of the site and should not exceed 25% of the gross floor area.

(c) Any outdoor seating and assembly

(d) Outdoor seating and assembly areas must be screened from surrounding properties.

(e) Parking provisions based on the square footage of each use. Parking must be provided on-site. Outdoor seating areas must be included in the parking calculation.

2. Taproom/Tasting Room shall be in the same building as the distillery.

3. The Planning Commission shall consider the appropriateness of the site for a distillery in context to the other surrounding land uses and zoning.

SECTION 2. That the following language be added to the Article IX. Definitions:

Alcohol Distillery: Large scale production of alcoholic beverages and may include accessory use tours, a tap room/ tasting room, restaurant, or retail space for the consumption of alcohol made on-site and purchase of distillery related merchandise.

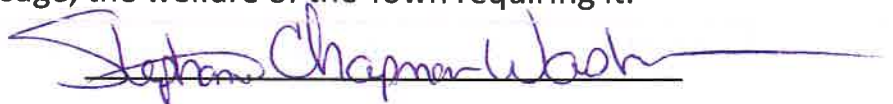
Section 3. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after second and final reading, this ordinance shall take effect from and after its passage, the welfare of the Town requiring it."

October 30, 2023

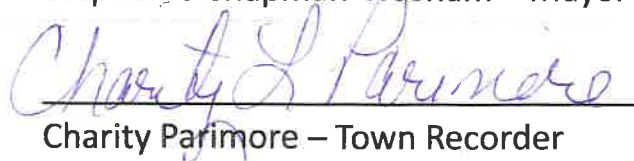
Passed First Reading

December 12, 2023

Passed Second Reading



Stephanie Chapman-Washam – Mayor



Charity Parimore – Town Recorder