

ORDINANCE NO. ORD-2019-23

**AN ORDINANCE TO AMEND CERTAIN PROVISIONS OF THE
ZONING ORDINANCE FOR WASHINGTON COUNTY, MARYLAND
(RZ-19-005)**

RECITALS

The Board of County Commissioners of Washington County, Maryland (the "Board") adopted the Zoning Ordinance for Washington County, Maryland (the "Ordinance") on January 23, 1973, and it became effective on April 2, 1973.

The Washington County Department of Planning and Zoning filed an application requesting that amendments be made to the text of the Ordinance. The amendments proposed would amend Articles 3, 11, 12, 13, 14, and 28A to address uses associated with alcohol production facilities.

The Board believes it to be in the best interests of the citizens of Washington County for the amendments to be enacted.

The Washington County Planning Commission (the "Planning Commission") held a public meeting for the purpose of taking comments on the proposed amendments on August 5, 2019, pursuant to public notice duly given. The Planning Commission recommended approval of the amendments.

The Board held a public hearing for the purpose of taking testimony on the proposed amendments on November 12, 2019, pursuant to notice duly given.

Following the hearing, the Board considered the recommendations of the Planning Commission and the Planning Department staff, and materials received, if any, as part of the public hearing. The Board conducted this review in a public session.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that certain provisions of the Zoning Ordinance, as amended, be further amended as follows:

RZ-19-005

(1) **ARTICLE 3 – DISTRICTS ESTABLISHED; ZONING MAPS, DISTRICT BOUNDARIES; LAND USE REGULATIONS (RURAL AREA USES)** is amended to eliminate the column titled "Intensity of Use" in its entirety.

(2) **ARTICLE 3 – DISTRICTS ESTABLISHED; ZONING MAPS, DISTRICT BOUNDARIES; LAND USE REGULATIONS (RURAL AREA USES)** is amended as follows:

Section 3.3 (1) Table of Land Use Regulations
A(R)-Agriculture (Rural)
EC-Environmental Conservation
P-Preservation
RV-Rural Village RB-Rural Business IM-Industrial Mineral

LAND USES	A(R)	EC	P	RV	RB	IM
K. Manufacturing						
Brewery, Farm with a valid Class 8 manufacturing license	P	P	P	P	P	N
Brewery, Commercial with a valid Class 5 manufacturing	SE	SE	SE	SE	P	N
Wineries, Farm with a valid Class 4 manufacturing license	P	P	P	P	P	N
Wineries, Commercial with a valid Class 3 manufacturing license	SE	SE	SE	SE	P	N
Alcohol Production Facility	SE	SE	SE	SE	P	N
Alcohol Production Facility, Farm Based	P	P	P	SE	P	N

P-Permitted
SE-Special Exception
A-Accessory
N-Not Permitted

(3) ARTICLE 7A “RT” RESIDENTIAL, TRANSITION DISTRICT is amended as follows:

Section 7A.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)

(h) Alcohol Production Facilities

(4) ARTICLE 8 “RS” RESIDENTIAL, SUBURBAN DISTRICT is amended as follows:

Section 8.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)

(k) Alcohol Production Facilities

(5) ARTICLE 9 “RU” RESIDENTIAL, URBAN DISTRICT is amended as follows:

Section 9.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)

(k) Alcohol Production Facilities

(6) ARTICLE 10 “RM” RESIDENTIAL, MULTI-FAMILY DISTRICT is amended as follows:

Section 10.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)

(l) Alcohol Production Facilities

(7) ARTICLE 11 “BL” BUSINESS, LOCAL DISTRICT is amended as follows:

Section 11.3 Special Exception Uses (Requiring Board Authorization After Public Hearing)

(d) Alcohol Production Facility

(8) ARTICLE 12 “BG” BUSINESS, GENERAL DISTRICT is amended as follows:

Section 12.1 Principal Permitted Uses

(b) Alcohol Production Facility

(9) ARTICLE 13 “IR” INDUSTRIAL GENERAL, DISTRICT is amended as follows:

Section 13.1 Principal Permitted Uses

(a) Uses of a light industrial nature including, but not limited to the following:

Alcohol Production Facility

(10) ARTICLE 14 “IG” INDUSTRIAL, GENERAL DISTRICT is amended as follows:

Section 14.1 Principal Permitted Uses

(a) Uses of a general industrial nature, but not limited to the following:

Alcohol Production Facility

(11) ARTICLE 28A DEFINITIONS is amended as follows:

[Add]

Alcohol Production Facility:

An establishment for the manufacturing, bottling, packaging, storage, promotion and sale of alcoholic beverages produced in accordance with a state-issued manufacturing license. Accessory uses at such facilities may include tasting rooms, accessory food sales related to alcohol production, sales of novelty and gift items related to the manufacturing operation, and the sale of alcoholic beverages produced by the licensee.

[Add]

Alcohol Production Facility, Farm-Based:

An establishment located on agriculturally assessed land for the manufacturing, packaging, storage, promotion and sale of alcoholic beverages produced in accordance with a state-issued manufacturing license utilizing ingredients produced on the associated farm. Accessory uses at such facilities may include tasting rooms, accessory food sales related to alcohol production, sales of novelty and gift items related to the manufacturing operation, and the sale of alcoholic beverages produced by the licensee.

[Delete]

Brewery, Commercial

**[Delete]
Brewery, Farm**

**[Delete]
Winery, Commercial**

**[Delete]
Winery, Farm**

Adopted this 12th day of November, 2019.
Effective the 23rd day of November, 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

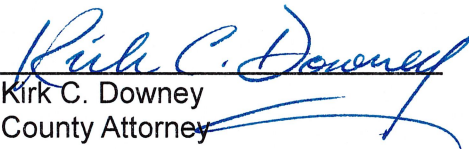


Krista L. Hart, Clerk



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Approved as to legal
sufficiency:



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