

ORDINANCE 2017- 19

(Zoning Amendment – Chapter 23 Zoning, Land Use and Development)

AN ORDINANCE OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 23, ZONING, LAND USE AND DEVELOPMENT REGULATIONS AMENDING TABLE 23-421 PERMITTED USES TO ADD ARTISAN PRODUCTION AND 23-802 DEFINITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED by the City Commission of the City of Lake Wales, Polk County, Florida:

SECTION 1: Article IV District Regulations, Division 2 Standard Zoning District Regulations, § 23-421 Permitted and special exception uses allowed in zoning districts is amended as follows:

Under "PROFESSIONAL AND COMMERCIAL USES" add:

*Artisan Production, small scale, **permitted** in: BP, LCI and C-3; **special permit** in C-1, C-1A, C-2, C-4, and C-5*

*Artisan Production, large scale, **permitted** in BP, LCI and C-3*

SECTION 2 Article VIII Definitions, § 23-802 Definitions is amended as follows:

Artisan production shall mean any production, including assembly and transformation of raw materials, to make unique custom goods through the use of hand tools or small scale equipment to include, but not limited to: microbreweries, microdistilleries, microwineries, artist studios and/or classes, coffee roasting/shops, confectionary production/shops, furniture making/upholstery, clothing and accessory production/repair/sales, custom cabinetry or woodwork, jewelry crafting, custom paper-making and printers, and specialty/cottage food production/preparation. All uses in this category shall be open to the public, have on-site retail and/or consumption components, and may have retail sales/distribution to a non-local destination. The majority of the use will be conducted inside a structure and outdoor storage will be minimal and screened.

Artisan production, large scale. On-site sales areas comprise no more than fifty (50) percent of all floor area; all uses are allowed in existing buildings not to exceed forty thousand (40,000)± square feet or in new construction not to exceed twenty thousand (20,000)± square feet.

(1) For alcohol-related large scale production:

Small brewery: No more than thirty thousand (30,000) barrels per year of fermented malt beverages production with or without a tap or tasting room/bar/restaurant.

Small distillery: No more than thirty thousand (30,000) gallons per year production of spirituous beverages with or without a tasting room/bar/restaurant.

Small winery: No more than one hundred thousand (100,000) gallons per year of vinous beverages per year with or without a tasting room/bar/restaurant.

Artisan production, small scale. Production areas comprise no more than seventy-five (75) percent of gross floor space of the establishment; individual uses not to exceed ten thousand (10,000)± square feet of space and all uses are allowed in existing buildings no greater than twenty thousand (20,000)± square feet or in new construction not to exceed ten thousand (10,000)± square feet.

(1) For alcohol-related small scale production:

Microbrewery: No more than fifteen thousand (15,000) barrels per year of fermented malt beverages production with tap or tasting room/bar/restaurant.

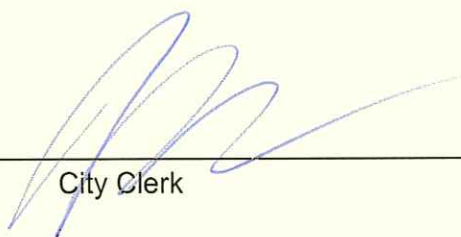
Microdistillery: No more than fifteen thousand (15,000) gallons per year production of spirituous beverages with tasting room/bar/restaurant.


Microwinery: No more than sixty thousand (60,000) gallons per year of vinous beverages per year with tasting room/bar/restaurant.

SECTION 3: Severability: If any clause, section or provision of this ordinance shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said ordinance shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated.

SECTION 4: Effective date: This ordinance shall become effective immediately upon its passage by the city commission.

CERTIFIED AS TO PASSAGE this 17th day of October 2017.

ATTEST: 
City Clerk

By: 
Mayor/Commissioner
City of Lake Wales, Polk County, FL