

WINERY

1. Minimal lot size for the facility shall be ten (10) acres if located in the Res/Ag or Ag Districts and two (2) acres if located in the Commercial District. Meaderies are only allowed in the Commercial District and require a minimal lot size of two (2) acres.
2. These facilities require a Special Land Use.
3. Facilities located in the Res/Ag or Ag Districts must be located on the farm from which the fruit is grown for wine production. This is not required of facilities located in the Commercial Districts.
4. In the Res/Ag and Ag Districts the facility shall be located no closer than two Hundred (200) feet from any lot line that abuts a residential district or use. In the Commercial District the side and front yard setbacks shall be fifty (50) feet and the rear yard setback shall be thirty (30) feet.
5. Activities may include entertainment functions associated with the winery or meadery including but not necessarily limited to tours and a retail area for products not made at the winery or meadery.
6. No activity or structure shall be located within fifty (50) feet of the public street right-of-way.
7. One parking space shall be provided for each three (3) persons permitted under the maximum building occupancy code.
8. The access drive shall be wide enough to accommodate two (2) vehicles side-by-side. Two (2) access drives may be required by the Township where a facility is large enough to need additional access points.
9. Access to the lot shall be located according to County or State road requirements as applicable.
10. No more than five thousand (5,000) square feet shall be devoted to retail sales or ancillary uses such as meeting rooms.
11. Hours of operation shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.