Farm wineries.

A. Farm wineries as defined in Article 2 shall only be permitted on a farm. Nothing in these regulations shall prohibit a farm winery from being created, maintained and operated on a farm at the same time and on which other permitted activities exist or might come into existence, including, without limitation, farming or related agricultural activities which are a use by right on the farm.

B. Farm wineries shall be operated pursuant to § 30-16 of the Connecticut General Statutes subject to these zoning regulations and such conditions and limitations as may be placed on a farm winery by the Commission as part of a special permit.

C. A farm winery shall have a minimum of two acres dedicated to the growing of grapes, apples or other fruit for the purpose of producing wine on the site.

D. The farm winery permittee shall grow on the premises of the farm winery an average crop of fruit equal to not less than 25% of the fruit used in the manufacture of wine on the premises by the farm winery.

E. No more than 75% of fruit that is to be used in the manufacture of wine at a farm winery may be imported from alternate sources.

F. A farm winery may only sell or offer for sale or offer samples of tastings of wine manufactured on site by the farm winery in compliance with the requirements of these regulations and the special permit.

G. Neither a farm winery nor any uses accessory thereto may be conducted unless the Commission approves an application for a farm winery special permit, under which the Commission may authorize a person granted the special permit to:

1. Produce wine on site;

2. By appointment only, offer samples of wine produced on site to visitors and prospective retail customers for tasting and consumption on the site. The
tastings shall be limited to 1/2 ounce per vintage with a limit of four vintages served per customer and an additional four-ounce glass of a single vintage per customer;

(3) Sell sealed bottles of wine not to be opened or consumed on site; and

(4) During wine tastings conduct activities secondary and accessory to the principal use as a farm winery, including but not limited to:

(a) The on-site sale of wine-related merchandise, e.g. corkscrews, hats, tee shirts, wine glasses and other wine-related merchandise; and

(b) Such other uses and activities as are clearly secondary and subordinate to a farm winery and customarily associated therewith that the Commission determines may be conducted safely and without undue disturbance to persons and property off the site.

H. Additional information requirements. Every application for a special permit for a farm winery and/or for any accessory uses associated therewith shall comply with all procedural and informational requirements of these regulations for special permits and contain plans and narratives describing and depicting in detail all aspects of the proposed use(s), including without limitation:

(1) A precise description of each proposed use and activity;

(2) Plans prepared and sealed by relevant professionals, e.g., architects and/or engineers, depicting all buildings and structures to be used to conduct any proposed activity, all on-site parking areas and proposed means of vehicular ingress and egress;

(3) Descriptions (including the proposed locations on the site), plans and specifications for all personal property, equipment, and machinery to be used to conduct any proposed activity;

(4)
The days on which the applicant proposes to conduct activities and the hours of operation proposed for each day; and

(5) The proposed occupancy for each proposed use. The maximum occupancy for any particular category of events at the site shall be based in part on the size of the space and/or facility within which the activities are proposed to be conducted and on other factors related to the safety of the participants and the harmony of the use(s) with the neighborhood.

I. Farm winery parking.

(1) Parking. An applicant shall demonstrate to the Commission's satisfaction that adequate parking is available for the farm winery and accessory uses or activities proposed in the application.

(2) The applicant shall provide off-street parking sufficient in size and type to accommodate the largest number of vehicles anticipated to be at the site during any permitted activity.

J. Single-family residential structures may be permitted on site subject to all other applicable regulations