



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

---

385 Kimbark Street, Longmont, CO 80501  
T 303-651-8330 F 303-651-8696  
[longmont.planning@longmontcolorado.gov](mailto:longmont.planning@longmontcolorado.gov)

**Written Land Development Code Interpretation 2023-001**

To: Glen Van Nimwegen, Planning & Development Services Director  
From: Grant Penland, Development Project Administrator  
CC: Don Burchett, Planning Manager  
Date: July 14, 2023  
Re: Section 15.04.030.D.9, Standards applicable to brewery, cidery, distillery or winery land uses

Section 15.10.010 of the Land Development Code defines brewery, cidery, distillery, or winery as "an establishment where malt liquors or fermented malt beverages, spirits or other alcohol, including, but not limited to, beer, fermented cider, or wine are manufactured that has a manufacturer's or wholesaler's license under the Colorado Liquor Code."

A tasting room is defined as "a separated area of a brewery, cidery, distillery, or winery that serves beverages manufactured on-site to customers. Tasting rooms may also include incidental sales of pre-packaged food and merchandise associated with the brewery, cidery, distillery, or winery."

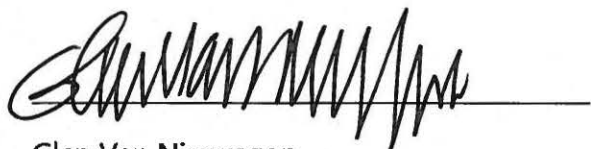
Section 15.04.030 establishes the standards applicable to certain land use types, and the following standards are presented within Section 15.04.030.D.9, specifically related to brewery, cidery, distillery or winery land uses.

- a. Generally. Breweries, distilleries, cideries, or wineries located within 250 feet of a residential lot in a residential zoning district shall require conditional use review under section 15.02.060.C and shall comply with the residential compatibility standards in section 15.05.200.
- b. Breweries, distilleries, cideries, or wineries shall utilize best management practices and available technology to minimize potential adverse odors associated with the use.
- c. MU-N, MU-C, MU-D, and MU-R Zoning Districts. Breweries, cideries, distilleries, or wineries over 5,000 square feet in the MU-N and MU-D zoning districts and over 15,000 square feet in the MU-C and MU-R zoning districts shall require conditional use approval under section 15.02.060.C.

The requirement of conditional use review for breweries, distilleries, cideries, or wineries located within 250 feet of a residential lot is intended to apply to establishments solely focused on manufacturing, rather than small-scale, tasting room focused establishments. Therefore, the requirement within Section 15.04.030.D.9.a. should not apply to breweries, cideries or wineries with a tasting room.

This interpretation is bolstered by the fact that breweries, cideries or wineries without a tasting room are only permitted within Mixed-Use Employment (MU-E) and Primary Employment (N-PE) zoning districts, while breweries, cideries or wineries with a tasting room are permitted in all mixed-use zoning districts as well as the Primary Employment (N-PE) zoning district. Mixed-use zoning districts are established, designed, and intended to provide a wide range of services and goods to meet household and business needs and also to accommodate and encourage a mix of residential and nonresidential uses to offer greater opportunities to live, work, and play within close proximity.

In summary, Section 15.04.030.D.9.a. does not apply to breweries, distilleries, cideries, or wineries with a tasting room.



Glen Van Nimwegen  
Planning & Development Services Director

07.14.2023

Date

Cc: Official record of interpretations