



City of  
Burlington, Vermont  
645 Pine Street

## Zoning Permit – Reasons for Denial

ZP #: 21-604

Tax ID: 057-3-034-000

Issue Date: August 31, 2021

Decision: Denied

Property Address: 716 Pine Street

### **Description:**

New main entrance to the building and change of use to food & beverage processing (brewery with tasting room).

### **Reasons for Denial:**

The proposed renovations for the food and beverage processing facility (micro-brewery) include a 4,986 sf interior space for a tasting room with food service for patrons.

Food and beverage processing is defined in Article 13 of the Comprehensive Development Ordinance (CDO) as: The preparation and packaging of food and/or beverage (including alcoholic and non-alcoholic) products for distribution and/or wholesale or retail sales, on or off premise, excluding restaurants and cafes except as an accessory use.

This property is located within the Enterprise – Light Manufacturing (ELM) zone. Within that zone, cafes are permissible, but restaurants are not. Cafes as defined in Article 13 are: Any food service establishment subject to Vermont Health Regulations containing less than or equal to 2,000 gross square feet where food and beverages are prepared and served for consumption either on or off premises.

The proposed area for tasting and food service is treated as an accessory café for permitting purposes. Within the ELM zone, such areas are limited to 2,000 sf. Larger space becomes a restaurant and cannot be permitted within the ELM zone.

*An interested person may appeal a decision of the Zoning Administrator to the Development Review Board within 15 days of the decision date.*

<https://www.burlingtonvt.gov/DPI/Appealing-a-Zoning-Decision>