

**Part 6.11.00****SPECIAL AND CONDITIONAL USES****Section 6.11.128 – Brew Pubs**

- A. The use shall be permitted only in connection with the on-premises consumption of the beer produced at the location.
- B. No more than 50 percent of the total gross floor area of the establishment shall be used for the alcoholic production function including but not limited to, the brewhouse or equivalent, boiling and water treatment areas, bottling, canning and kegging lines, milling and storage, fermentation tanks, conditioning tanks and serving tanks.
- C. The facility shall produce no more than 15,000 barrels of beer per year. For purposes of this regulation, a barrel shall equal 31 gallons.
- D. The establishment shall keep a monthly production report on site during business hours and shall be made available for review by Hillsborough County upon request.
- E. Wholesale distribution shall not be allowed in the Commercial Neighborhood (CN) District.
- F. In the CN or CG Districts, no outdoor storage shall be allowed, including the use of portable storage units, cargo containers and tractor trailers, except as follows: spent or used grain, which is a natural byproduct of the brewing process, may be stored outdoors for a period of time not to exceed 24 hours. The temporary storage area of spent or used grain shall be:
  - 1. Designated on the approved site plan;
  - 2. Permitted within the interior side or rear yard or within the minimum building setbacks;
  - 3. Prohibited within any yard abutting a residential use or residential zoning district;
  - 4. Fully enclosed within a suitable container, secured and screened behind a solid, opaque fence or wall measuring a minimum six feet in height.
- G. The owner or operator of a brew pub from which alcoholic beverages are produced, shall maintain records to verify that total monthly production at the establishment are as required by the permit category. Within 14 days of a request by Hillsborough County, the owner or operator shall provide the summary production report generated for the State for review to verify the establishment's sales for the period of time requested. Failure to provide the production report when requested, or failure of the owner or operator to adequately demonstrate the restaurant has produced less than the required amount of alcoholic beverage on a monthly basis, shall constitute grounds for the Board of County Commissioners to revoke the Conditional Use Permit of the property on which the brew pub operates.

**Part 12.01.00****DEFINITIONS**

**Brew Pub:** An establishment in which the principal purpose is the production of malt liquors or beer, including the fermentation, bottling and distribution of beer. In commercial zoning districts, this use shall be permitted only in connection with the on-premises consumption of the beer produced at the location.

