

This ordinance language was proposed by WOMP and allows winery/restaurant/hotel/event center businesses on parcels as small as 5 acres, with no requirement of actually growing grapes. For parcels of 40 acres or larger it also allows up to 6 family residences for each 5 acres.

1. Wineries and Winery Tasting Rooms

- a. It is the intent of this subsection to promote a thriving local agricultural industry and preservation of rural character by allowing establishment and use of wineries and wine tasting rooms.
- b. It is further the intent of this subsection to all current winery and winery tasting rooms which have operated under prior ordinance sections Chateau Winery, Farm Processing Facility and Remote Winery Tasting Room shall continue their operations under this new ordinance, uninterrupted and without any loss in their current operational rights.
- c. Wineries and wine tasting room are permitted in Agricultural A-1 Zone, Commercial C-1 Zone and PDR Land subject to licensing and compliance by the Michigan Liquor Control Commission and Michigan Department of Agriculture.
- d. The principal use permitted upon the site shall be a winery or wine tasting room. Guest rooms, manager's residence, and single family residences shall be allowed as support uses on the same property as the winery or wine tasting room.
- e. In addition to the principal and support uses, accessory uses for each such use shall be permitted provided, that all such accessory uses shall be no greater in extent than those reasonably necessary to serve the principal use.
- f. Sales of wine by the glass and bottle in the tasting room for on- premise and off-premise consumption is allowed pursuant to the minimum requirements of the Michigan Liquor Control Commission rules and related Michigan Department of Agriculture permits regarding the sales of food for on-premises and off premises consumption. The Liquor Control Commission and the Michigan Department of Agriculture shall control licenses and compliance.
- g. Parcel and Building Requirements:
 - i. The minimum parcel size shall be five (5) acres.
 - ii. The facility shall have at least two hundred (200) feet of frontage on a state or county road.
 - iii. The winery or wine tasting room shall be the principal building on the site.
 - iv. No maximum building size;

- v. All lighting shall conform to the requirements of Section 7.14.
- vi. Accessory uses such as facilities, meeting rooms, and food and beverage services may be in additional buildings located on the parcel of contiguous parcels owned by the winery of wine tasting room.
- vii. Well and septic system: Proof of evaluation of the well and septic system by the Health Department and conformance to that agency's requirements shall be supplied by the owner.
- viii. Fire safety:
 - 1. All transient lodging facilities shall conform to the Michigan State Construction Code section regulating fire safety.
 - 2. A floor plan drawn to an architectural scale of not less than 1/8" = 1 foot shall be on file with the Fire Department.
 - 3. Master keys for all rooms shall be available at all times.
- ix. Signs as allowed by Section 7.11.
- x. A one hundred (100) foot setback shall be maintained between guest accommodations and facilities and agricultural crops, unless it is demonstrated that a lesser setback can be maintained which will provide for an equal level of protection from agricultural activities to residents, visitors and guests of the winery or winery tasting room.
- xi. Temporary structures including tents and canopies are allowed.

h. Single Family Homes

- i. A winery or winery tasting room may construct single family homes on the parcel subject to the following restrictions:
 - 1. The parcel shall be not less than 40 acres and;
 - 2. The number of single family residences shall not exceed six (6) per five (5) acres.

i. Guest Room

- i. A winery or winery tasting room may rent out guest rooms subject to the following restrictions:

1. Maximum occupancy shall be limited to five (5) persons per unit;
 2. The number of guest rooms shall not exceed twenty rooms.
- j. Rental of Recreation Equipment: Rental of snowmobiles, ATVs or similar vehicles, boats and other marine equipment in conjunction with the operation of the establishment shall be prohibited.
- k. Tasting Room Operations
- i. Wineries and wine tasting room may engage in all activities allowed under Federal and Michigan law without prior approval of the Township Board.
 - ii. These activities include, but are not limited to the following whether or not a fee is charged:
 1. Operating a tasting room where wine is sampled, sold by the glass and sold by the bottle, or larger format, for on and off premise consumption;
 2. Indoor tasting rooms and outdoor tasting areas throughout the parcel as approved by the Michigan Liquor Control Commission;
 3. Winery tours;
 4. Restaurant operations;
 5. Catering;
 6. Room and facility rentals for private events and meetings;
 7. Weddings, family reunions, funeral receptions, birthday parties, baby showers and similar activities.
 8. Live music, both indoors and outdoors, and other forms of entertainment.
 9. The sale of merchandise regardless of whether the merchandise bears any logo.
 10. The sale of pre-packaged food and non-alcoholic beverages.
 11. The sale of produce.

12. Food trucks whether or not owned by the winery of wine tasting room.
 13. The sale of alcohol may occur between the hours of 7:00 a.m. and 2:00 a.m. Sunday through Saturday.
- iii. The number of persons allowed for the tasting room operations shall be limited to the maximum occupancy set by the Fire Marshall for indoor activities. For outdoor activities, the winery and wine tasting room shall limit the occupancy to ensure that guests only park on the parcel or neighboring parcels as allowed by that parcel owner.