



## **LEGISLATIVE SUMMARY**

To: All Councilmembers of the Anne Arundel County Council

From: Linda M. Schuett, Legislative Counsel

Date: March 3, 2020

Subject: Bill No. 23-20 – Zoning – Farm Breweries and Wineries – Vehicular Access

Bill No. 23-20 conforms the vehicular access requirements for farm breweries and wineries.

Under current law, farm breweries must have access from a minor arterial or higher classification road, while wineries must have access from an arterial or collector road. The bill requires both to have access from an arterial or collector road.

A new provision for both uses is that the Planning and Zoning Officer must allow access from a private road if access from a public road is not feasible and, for a shared private road, the applicant submits affidavits of consent and maintenance agreements from those who share the road.

Under current law, the access to wineries may not be closer than 40 feet to the lot line of a residentially zoned lot that is not part of the winery. This bill adds this access prohibition to breweries as well, clarifying that the residentially zoned lot must be one that adjoins the brewery or winery. In addition, for both uses, the access may be closer than 40 feet to the lot line of the residentially zoned lot if the applicant submits affidavit of consent from all owners of the lot.