

RUSCOMBMANOR TOWNSHIP
ORDINANCE NO. 2017-04

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
RUSCOMBMANOR TOWNSHIP, BERKS COUNTY, PENNSYLVANIA,
AMENDING THE RUSCOMBMANOR TOWNSHIP ZONING
ORDINANCE TO ADD THE TERMS WINERY AND WINE TASTING
ROOM TO THE DEFINITION OF TERMS SECTION AND TO PERMIT
SUCH USES IN THE LI-1 ZONING DISTRICT

IT IS HEREBY ENACTED AND ORDAINED by the Board of Supervisors of the Township of Ruscombmanor, Berks County, Pennsylvania, as follows:

SECTION 1. §104 shall be amended by adding the following new definitions in alphabetical order:

Winery: A place, duly licensed by the Pennsylvania Liquor Control Board in accordance with the Liquor Code, 47 P.S. § 1-101 *et seq.*, where wine is produced or premises and plants wherein liquid such as wine is produced. A winery processes grapes and other fruit products, and/or other agricultural commodities including, but not limited to honey and maple syrup, to produce wine, mead or similar spirits. Processing/production includes, without limitation, crushing, fermenting, blending, aging, barrel and bottle storage, bottling, administrative office functions for the winery and warehousing. Sales are permitted, but limited to wine produced on-site under the winery's aforementioned Pennsylvania Liquor Control Board license. (This definition shall apply only in the LI-1 Limited Industrial District.)

Wine Tasting Room: A building, or part thereof, designed for the promotion of wine, mead, or other similar spirits produced by a winery of the tasting room's proprietor, by providing samples of such wine to the public and for the sale of such wine at retail for consumption on the premises and for sale in closed packages for consumption off the premises. Samples of wine may be given complimentary or for a fee. Related novelties, permissible for sale under the Pennsylvania Liquor Control Board license of the aforementioned winery, may also be sold at retail. (This definition shall apply only in the LI-1 Limited Industrial District.)

SECTION 2. The following subsections are hereby added:

802.18.2 Winery.

802.18.3 Wine Tasting Room.

SECTION 3. SAVINGS CLAUSE. In all other respects, the Ruscombmanor Township Zoning Ordinance of 1973, as amended, shall remain as heretofore enacted, ordained and amended.

SECTION 4. SEVERABILITY. The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this ordinance.

SECTION 5. REPEALER. All provisions of previous Ordinances of Ruscombmanor Township which are contrary to this Ordinance are expressly repealed.

SECTION 6. EFFECTIVE DATE. The effective date of this Ordinance shall be immediately upon its enactment.

DULY ORDAINED AND ENACTED as an Ordinance by the Board of Supervisors of the Township of Ruscombmanor at a meeting held on the 1st day of June, 2017.

Attest:

**Ruscombmanor Township Board
of Supervisors**

By: Rose Ellen Mull
Secretary

By: Donald Murray
Chairman

Brian Hart

R. D. Fos