

Accessory v. Conditional Uses Comparison

Bed and Breakfasts – A historic building, or abuilding on a farm, in which, for compensation, sleeping accommodations are provided to transient guests in not more than six guest rooms. A bed and breakfast inn may include the provision for meals for overnight guests only.

Permitted by Right	Accessory Use under Special Farm Permit	Conditional use
<ul style="list-style-type: none"> • Only on ALPP • Minimum lot size of 20 acres • Building existed at the time the easement was established OR B&B operates out of primary dwelling • Limit of six guest bedrooms • On-site caretaker 	<ul style="list-style-type: none"> • Accessory to farming in RC, RR, R-ED, R-20, R-12, R-SC • Permitted on ALPP • Minimum lot size of 20 acres • Limit of six guest bedrooms • On-site caretaker 	<ul style="list-style-type: none"> • Farms less than 20 acres in RC, RR, R-ED, R-20, and R-SC • Conditional use in R-VH • Limit of six guest bedrooms • On-site caretaker

Farm Alcohol Producer – A farm that grows and processes, stores, and/or sells agricultural products for the production of wine, beer, brandy, juice, liquor, cider, or other similar beverages on an on-site producing vineyard, brewery, orchard, hopyard, or similar growing area. Activities may include cooking, fermenting, bottling, storage, aging, shipping, receiving, and may also include accessory facilities for laboratory work, maintenance, and office functions. Other additional activities are included but not limited to, associated product tasing, sales, site tours, and education programs.

Accessory Use	Conditional Use
<ul style="list-style-type: none"> • Accessory use to farming in RC and RR • Permitted on ALPP • Minimum lot size of 5 acres • 75ft setback from lot lines • 2 acres of an ingredient used in brewing of the beverages • 10am-7pm Sunday-Thursday • 10am-10pm Friday-Saturday • Max 150 visitors • Noise log 	<ul style="list-style-type: none"> • Conditional use in RC and RR, permitted on ALPP • Minimum lot size of 25 acres • 75ft setback from ROW, 150ft setback from lot lines • 2 acres of an ingredient used in brewing of the beverages • Hours of operation are 10am-10pm • Visitors <ul style="list-style-type: none"> ○ Everyday event: 150 visitors ○ Special event: 150 visitors which may be increased by 10 people for every acre over 25 acres • 15 special events/year • Noise log