

**Agricultural Land Use ZRA – Companion Document**

Use	What's currently allowed?	What's changing?	Code reference
<b><i>Agritourism Enterprises</i></b>	<ul style="list-style-type: none"> <li>• Accessory to farming with Special Farm Permit in RC and RR</li> <li>• 50 acre minimum or any lot size if subject to ALPP or dedicated easement</li> <li>• Hours of operation 6am-10pm</li> <li>• 4 events/year, 8 days/year</li> </ul>	<ul style="list-style-type: none"> <li>• Renaming to »Agritourism«</li> <li>• Owner(s) or designee of agritourism business must reside on the property for any event</li> <li>• Festival events: weekends (Fri.-Sun.), not more than two consecutive days unless a holiday weekend, hours 8a.m.-8p.m.</li> </ul>	103.0 104.0.C 105.0.C 106.1.C 128.0.I
<b><i>Small-Scale Agritourism</i></b>	<ul style="list-style-type: none"> <li>• Not a current use. New use being added.</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory to farming with Special Farm Permit in RC, RR, R-ED, and R-20.</li> <li>• Minimum of 5 acres</li> <li>• Maximum of 50 visitors</li> <li>• Maximum of 25 events/year</li> <li>• Hours of operation 8am-8pm</li> <li>• No festival events</li> </ul>	103.0 104.0.C 105.0.C 106.1.C 107.0.C 108.0.C 128.0.I
<b><i>Incidental Outdoor Stays – Lodging</i></b>	<ul style="list-style-type: none"> <li>• Not a current use. New use being added.</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory to farming with Special Farm Permit in RC, RR, R-ED, and R-20.</li> <li>• Minimum of 20 acres or on any parcel under ALPP or dedicated easement</li> <li>• 3 structures, 3 days/stay</li> <li>• 450sqft/structure, 3,500sqft/site</li> <li>• DILP approved sanitation</li> <li>• RV's being used as part of this use cannot be owned by property owner</li> <li>• Sites/structures must be at least 100 feet from property lines</li> </ul>	103.0 104.0.C 105.0.C 106.1.C 107.0.C 108.0.C 128.0.I
<b><i>Detached Accessory Structures Developed with Single Family home</i></b>	Cumulative Lot Coverage: <ul style="list-style-type: none"> <li>• 600 sqft in public water/sewer</li> <li>• 1,200 in RC/RR on 2 acres or less</li> <li>• 2,200 sqft in RC/RR on 2 acres or more</li> </ul>	Cumulative Lot Coverage: <ul style="list-style-type: none"> <li>• 600 sqft in public water/sewer</li> <li>• 1,200 in RC/RR on 2 acres or less</li> <li>• 2,200 sqft in RC/RR on 2-5 acres</li> </ul>	128.0.A.12.a

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<b>(not to include legitimate farm buildings)</b>		<ul style="list-style-type: none"> <li>5,000 sqft in RC/RR 5 acres or more</li> </ul>	
<b>Bed and Breakfast</b>	<ul style="list-style-type: none"> <li>Permitted by right with ALPP easement</li> <li>Conditional use in historic structures</li> </ul>	<ul style="list-style-type: none"> <li>Accessory to farming with Special Farm Permit in RC, RR, R-ED, R-20, R-12, R-SC on more than 20 acres</li> <li>Conditional use may be granted for properties less than 20 acres</li> <li>No longer has to be a historic structure</li> <li>B&amp;B does not have to be operated by the property owner but inn manager must reside at the B&amp;B</li> </ul>	103.0 104.0.C 107.0.C 108.0.C 109.0.C 110.0.C 106.1.C 128.0.I.10 131.0.N.8
<b>Limited Social Assembly</b>	<ul style="list-style-type: none"> <li>Conditional use in RC or with ALPP or dedicated easement</li> <li>Minimum 5-acre lot size</li> <li>150 attendees maximum</li> <li>25 events/year</li> <li>9am-10pm Mon.-Thurs.</li> <li>12pm-12am Fri.-Sat.</li> <li>12pm-10pm Sun.</li> <li>Site must be historic</li> </ul>	<ul style="list-style-type: none"> <li>Changing name to »Rural.Venue.Space« and adding a definition</li> <li>150 attendees on 5-acre parcel</li> <li>250 attendees on 20-acre parcel</li> <li>10 additional attendees for each acre in excess of 20 acres, not to exceed 300</li> <li>Hearing Examiner may increase number of events/year over 25 total</li> <li>The site does not have to be historic</li> <li>Noise log</li> <li>Any amplified noise after 10pm must be located indoors</li> </ul>	103.0 106.1.D 131.0.N.26 131.0.N.33
<b>Festival – Agritourism</b>	<ul style="list-style-type: none"> <li>Not a current use. New use being added.</li> </ul>	<ul style="list-style-type: none"> <li>Adding definition for new use which encompasses large-scale outdoor events</li> <li>Establishes events are unlike the usual activities associated with the property</li> </ul>	103.0

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<b><i>Farm Winery Class 1A</i></b>	<ul style="list-style-type: none"> <li>• Minimum of 5 acres</li> <li>• Accessory to farming in RC and RR</li> <li>• 10am-7pm daily Sun.-Thurs., 10am-10pm Fri.-Sat. (DPZ may reduce but not increase hours)</li> <li>• 50 visitors max.</li> <li>• Permitted on ALPP or dedicated easements</li> </ul>	<ul style="list-style-type: none"> <li>• Renaming to »Farm.Alcohol.Producer«.</li> <li>• 150 visitors max.</li> <li>• Noise log</li> <li>• Related structures must be at least 75ft from property lines</li> </ul>	103.0 106.1.C 128.0.O
<b><i>Farm Winery Class 1B</i></b>	<ul style="list-style-type: none"> <li>• Minimum of 5 acres</li> <li>• Conditional use in RR cluster preservation parcels</li> <li>• 10am-7pm daily Sun.-Thurs., 10am-10pm Fri.-Sat. (HE may reduce but not increase hours)</li> <li>• 50 visitors max.</li> </ul>	<ul style="list-style-type: none"> <li>• Removing – no Winery’s currently operating under this Class</li> </ul>	103.0 131.0.N.57
<b><i>Farm Winery Class 2</i></b>	<ul style="list-style-type: none"> <li>• Minimum of 25 acres</li> <li>• Conditional use in RC, RR, ALPP and other dedicated easements</li> <li>• 10am-10pm (HE may reduce but not increase)</li> <li>• Everyday event – 50 visitors</li> <li>• Special event – 15 days/year; 150 visitors and HE may increase by 5 people/every acre over 25 acres up to 500 guests</li> </ul>	<ul style="list-style-type: none"> <li>• Renaming to »Farm.Alcohol.Producer«.</li> <li>• Special event – HE may increase by 10 people/every acre over 25 acres, up to 500 guests</li> <li>• Noise log</li> <li>• Related structures must be at least 75ft from ROW and 150ft from property lines</li> </ul>	103.0 106.1.D 131.0.N.58
<b><i>Farm Vehicle</i></b>	<ul style="list-style-type: none"> <li>• Not a current use. New use being added.</li> </ul>	<ul style="list-style-type: none"> <li>• Providing a definition of what farm vehicles are and are not</li> </ul>	103.0
<b><i>Sales of Seasonal Items</i></b>	<ul style="list-style-type: none"> <li>• Permitted by right in RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, R-VH, HO, HC, POR, BR, CCT, B-1, B-2, SC, M-1, M-2, CE, CAC, TNC</li> <li>• Thanksgiving-January 1<sup>st</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Extending sale period to November 1<sup>st</sup> – January 14<sup>th</sup></li> </ul>	128.0.D.6

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