



Agritourism

Proposed Zoning Ordinance Amendment

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What is Agritourism?

Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy agricultural activities, including farming, historical, cultural, or natural activities and attractions, regardless of whether the participant paid to participate in the activity.



Photo from Cox Farms:
<https://coxfarms.com/about/events-calendar/>



Photo from Whitehall Farms:
<https://www.whitehall.farm/field-trips.html>

Outreach to Date

- Agritourism Workgroup
- Agricultural and Forestal District Advisory Committee (AFDAC)
- zMOD's Citizen Advisory Workgroup
- zMOD's Land Use Attorneys Workgroup

Board Input

Staff is seeking guidance regarding the following:

- Do you support the proposed framework that scales agritourism by acreage to address impacts on health, safety, and welfare?
- Should a new Special Exception use, Rural Resort be created?
- Should the minimum acreage required to establish agriculture in the R-1 District be increased from 5 acres to 10 acres?
- Should the Purpose and Intent of the R-A District be revised to reflect the development of the district?

Agritourism: Small Scale (5 up to 10 acres)

Activity	Permissions	Use Limitations
Farm Tours including educational programs, workshops or demonstrations	P	No limitation
Harvest-Your-Own Activities	P	No limitation
Seasonal Festivals and Special Events	P/SE	Limited to 150 or fewer total attendees per day Each would be limited to a maximum of 4 days per calendar year with no seasonal festival or special event exceeding 2 consecutive days
Trails and other passive recreational activities	P	No limitation
Wayside stands	P	Limited to a size of 400 square feet (Par. 30 of Sect. 10-102)

KEY: P - Permitted By-Right

SE - Special Exception Required if Exceeding Use Limitations

Agritourism: Medium Scale (10 up to 20 acres)

Activity	Permissions	Use Limitations
Farm Tours including educational programs, workshops or demonstrations	P	No limitation
Harvest-Your-Own Activities	P	No limitation
Seasonal Festivals and Special Events	P/SE	Limited to 200 or fewer total attendees Each would be limited to a maximum of 8 days per calendar year with no seasonal festival or special event exceeding 2 consecutive days
Trails and other passive recreational activities	P	No limitation
Wayside stands	P	Limited to a size of 400 square feet (Par. 30 of Sect. 10-102)

KEY: P - Permitted By-Right

SE - Special Exception Required if Exceeding Use Limitations

Agritourism: Large Scale (20 acres or more)

Activity	Permissions	Use Limitations
Farm Tours including educational programs, workshops or demonstrations	P	No limitation
Harvest-Your-Own Activities	P	No limitation
Seasonal Festivals and Special Events	P/SE	<p>Unlimited number of festivals if 300 or fewer total attendees</p> <p>Maximum of 2 seasonal festivals per year, with a maximum duration of 6 weeks each, when exceeding the number of attendees</p> <p>Maximum of 12 special events per calendar year for more attendees than above</p>
Trails and other passive recreational activities	P	No limitation
Wayside stands	P	Limited to a size of 800-1,600 square feet

KEY: P - Permitted By-Right

SE - Special Exception Required if Exceeding Use Limitations

Farm Worker Housing

- Currently, quarters of a tenant farmer and his family are permitted as an accessory use in the R-A through R-E Districts on a parcel of 20 acres or more
- Propose to expand on these accommodations by permitting more than one structure



R-A, Rural Agricultural District



- The purpose of the district is for the raising of livestock and/or farming
- Single family detached dwellings are intended to be accessory to the agricultural use
- Staff proposes to revise the Purpose and Intent to permit single family detached dwellings as a by-right use

R-1, Residential District: Agriculture

- Agriculture is permitted by-right and requires 5 acres per definition
- Concern over the compatibility of agritourism and single-family detached dwellings
- Staff proposes to increase the minimum acreage required to establish an agricultural use to 10 acres



Photo from Cox Farms: <https://coxfarms.com/fall-festival/festival-attractions/>

Rural Resort

- New special exception use in the R-A, R-E and R-C Districts on 20 acres or more
- A private establishment consisting of a structure or structures in which lodging units are offered to transients for compensation as the principal use. The rural resort may include conference and meeting facilities, restaurant, banquet and event facilities, personal service facilities, and recreational amenities.