

Proposed Zoning Regulation Amendments:

(Insert below in Definitions Section)

Farm Event Facility: An accessory to the principal farming use as defined in Section 3.57 for which the farming premises may be used for such uses as corn mazes, harvest festivals, educational demonstrations, hay rides, petting zoos, weddings, wedding receptions, birthday parties, nuptial showers, barbecues, cross country running events, craft shows and similar type uses.

Permanent Farm Stand: Any permanent building located on a farm used for the year round sale of products grown or raised on the premises, or from other farms, and not necessarily processed on said premises.

(Insert below at end of Section 5.02.01.02 Special Permit uses in R-80 Zone)

5.02.01.02.21 Permanent Farm Stand (Accessory Use), subject to the provisions of 11.25 (Special Regulations).

5.02.01.02.22 Farm Event Facilities (Accessory Use), subject to the provisions of 11.24 (Special Regulations).

(Insert at end of Section 11 Special Regulations).

11.24 **Farm Event Facilities**. Farm Event Facilities shall be permitted as an Accessory Use in the R-80 Zone by Special Permit from the Commission. In addition to the requirements of Section 13 (Special Permit/Special Exception) of the Regulations, compliance with the following terms and conditions is required:

11.24.01 Parcel Size. Farm Event Facilities shall not be permitted on a parcel less than five (5) acres in area, designated as Farm in accordance with Section 3.57. The parcel shall be of sufficient area to provide the buffer, parking, and screening requirements set forth in these Regulations. Additionally, Acreage shall comply with the Buildable Area Requirements of Section 4.04 of these Regulations.

11.24.02 Facility. There should be a limit on how many square feet the facility can be.

11.24.03 Buffering. A buffer of at least one hundred (100) feet, in which no activity shall take place, must be provided along rear and side property lines. The Commission may also require landscaped screening of components of the use such as Waste Disposal..

11.24.04 Parking. Parking and loading shall be in accordance with the requirements of Section 18 (Off-Street Parking and Truck Loading) of these Regulations.

11.24.05 Hours of Operation. Hours of Operation shall be protective of the welfare and the quality of life of the underlying zone and shall be established based on the impact of nearby residences and uses. Proposed hours of operation shall be listed in the permit application.

11.24.06 Noise Control. Noise levels shall comply with Section 4.15.02.01 of these Regulations.

11.24.07 Waste Disposal. There shall be adequate capacity for sanitary waste disposal generated by the proposed development. The site plan shall also indicate areas designated for the location of refuse containers. Said containers shall be rodent and odor proof.

11.24.08. Large Events. For events exceeding 25% of the design capacity of the facility, the applicant or facility operator shall provide written notification to the Zoning Officer a minimum of two (2) weeks prior to the event.

11.24.09. Site Plan. A site plan shall be submitted in accordance with Section 13.03.02 these Regulations.

11.24.10. Additional Information. Consistent with Section 13.03.09.02 of these Regulations, the application must also include a detailed description of the proposed use, operational details such as the number of employees, and guests, what activity will be conducted, how it is related to agriculture, and how it is accessory to the principal agricultural use.

11.25 **Permanent Farm Stands**. Permanent Farm Stands shall be permitted as an Accessory Use in the R-80 Zone by Special Permit from the Commission. In addition to the requirements of Section 13 (Special Permit/Special Exception) of the Regulations, compliance with the following terms and conditions is required:

11.25.01 Parcel Size. Permanent Farm Stands shall not be permitted on a parcel less than five (5) acres in area, designated as Farm in accordance with Section 3.57.

11.25.02 Building. The Farm Stand shall not exceed eight hundred (800) square feet.

11.25.03 Buffering. The Farm Stand shall be located a minimum of 50 feet from any street intersection. A buffer of at least one hundred (100) feet, in which no activity shall take place, must be provided along rear and side property lines. The Commission may also require landscaped screening of components of the use.

11.25.04 Parking. A minimum of one (1) parking space per two hundred (200) square feet of selling space is required. Submission of a site plan showing parking spaces, type, and location of structure, ingress and egress, and proximity to other structures is required.

11.25.05 Products. A minimum of 75 percent (75%) of gross sales shall be from farm agricultural products grown, raised or produced on the owner's farm. Farm related products grown or raised from other farms may be sold.

11.25.06 Site Plan. A site plan shall be prepared in accordance with section 13.03.02 of these regulations.