

**PROPOSED AMENDMENTS**  
**TO CHAPTER 402 GRAY ZONING ORDINANCE**  
**To Allow Agritourism Centers as a Conditional Permitted Use in the**  
**Rural Residential Zoning District**

Note: New language is indicated by underline text. Deleted text is indicated by ~~strikethrough~~ text.

**Section 1. Amend Section 402.2.2 by adding a new definition of Agritourism Center to read as follows:**

**Agritourism Center:** A campus containing Agritourism Facilities along with facilities for educational, cultural, and outdoor recreation programs that may serve larger community purposes. One office building not exceeding fifteen thousand (15,000 sq. ft.) square feet may be included to manage and support the mission and operation of the Agritourism Center.

**Agritourism Facility:** A building, or group of buildings operated in conjunction with each other, in which there is provided overnight lodging facilities, which may include private or other assembly facilities and/or restaurant facilities, to paying or non-paying guests, provided that: The operations of such facilities complement or support the agricultural, silvicultural, animal husbandry, or forest management use of land, or the educational and/or outdoor recreational programs on land so used, which uses or programs are otherwise permitted in the Rural Residential and Agricultural (RRA) District. The buildings or group of buildings may include private or common facilities, such as bathrooms, living areas, dining areas, gathering areas and kitchen facilities. The private or other assembly facilities and restaurant facilities may be open to the public generally in addition to guests of the lodging facilities. A facility meeting the foregoing definition of “Agritourism Facility” shall not be considered a “Bed and Breakfast Establishment” or a “Hotel/Motel.”

**Section 2. Amend Section 402.5 by adding Agritourism Center to Table 402.5.3 as a conditional permitted use in the RRA District.**

**Table 402.5.3 Table of Permitted Uses and Conditional Permitted Uses**

		RRA	LD	MD	BD	C	VC	VCP	BT-1	BT-2	WH 1	WH 2
1.	Accessory Apartment ‡	C	C	C	P	P	P	P	P	P		P
2.	Accessory Uses and Structures	P	P	P	P	P	P	P	P	P	P	P
3.	Adult Business* [Amended 12/7/2011]					C						
4.	Agritourism Facility*	C										
5.	<u>Agritourism Center</u>	<u>C</u>										
6.	Animal Husbandry	P	P		C	C				C		C
7.	Auto Body Shop				C	C						
8.	Auto Repair Garage					C						
9.	Auto Service Station				C							
10.	Bed and Breakfast ‡	C	C	C	P	P	P	P	P	C		C
11.	Campground ‡	C	C									
12.	Cemetery	P				C						
13.	Church	P	P	P	P		C	C		C		C
14.	Cluster Development ‡	C	C	C	C					C		C
15.	Commercial Recreation - Indoor or Outdoor	C	C		C	C	C	C	C	C		C
16.	Community Living Arrangement	P	P	P	P	P	P	P	P	P	P	P
17.	Construction Services				P					C		C

**Section 3. Amend Section 402.2.2 by adding a new definition of Agritourism Center to read as follows:**

**402.8.5 Agritourism Facility**

The minimum lot size for an Agritourism Facility in the RRA District shall be fifty (50) acres. An existing residential building as of January 1, 2006 on a parcel of land that meets the minimum lot size for an Agritourism Facility may be converted to an Agritourism Facility and maintained, repaired and replaced notwithstanding that it does not meet the street frontage, height, and setback standards set forth in this ordinance, provided that such structure shall not be expanded in a manner that increases the non-conformity.

**402.8.5. A Agritourism Center**

The minimum lot size for an Agritourism Center in the RRA District shall be one hundred (100) acres. Development shall follow a master plan approved by the Planning Board that includes a minimum of:

1. 30 percent dedicated to passive open space and trails.
2. 20 percent dedicated to agriculture.

And a maximum of:

3. 25 percent dedicated to active recreational fields & facilities.
4. 25 percent dedicated to Agritourism Facility & office development.

A minimum buffer of one hundred (100 ft.) shall be maintained along any public roadway. A minimum buffer of fifty (50 ft.) shall be maintained along a property line in the location of an abutting residence and yard. If existing vegetation does not provide adequate screening as determined by the Planning Board, additional plantings may be required.

An Agritourism Center may be built in phases subject to a schedule approved by the Planning Board.