

Comments submitted by Alderman Haven O'Donnell via email on June 13, 2014. Modifications and notes below added following meeting on August 18. Orange County staff memo dated August 28, 2014 provides responses to the information and question highlighted in underlined text below.

To protect the rural buffer, the JPA should contain language that supports the intention of low density as outlined in the UDO with parallel language of the expectation of low intensity uses for agricultural use and agricultural support uses.

Language recommended to define the ASE-CZ uses applied to the rural buffer

The Rural Buffer is further defined as land which, although adjacent to an Urban or Transition area, is rural in character and which will remain rural, contain low-density residential uses, LOW INTENSITY agricultural uses, and LOW INTENSITY agricultural support uses and not require urban services (public utilities and other town services). Agricultural support uses are those designated in the County's Unified Development Ordinance as allowable in the RB (Rural Buffer) general use zoning district or those AGRICULTURAL SUPPORT USES ALLOWABLE IN THE RURAL BUFFER THAT ARE permitted through the ASE-CZ (AGRICULTURAL SUPPORT ENTERPRISES conditional zoning) district. IN THE RURAL BUFFER, ONLY LOW INTENSITY AGRICULTURAL USES AND LOW INTENSITY AGRICULTURAL SUPPORT USES ARE ALLOWED.

Question: What information can be added to this table to show the UDO and MPD allowable/impermissible uses in O.C. that inform thinking for ASE-CZ in the rural buffer?

Proposed ASE-CZ Uses not currently allowed, could be applied in the Rural Buffer		Notes	Recommendation
1	Agricultural Processing Facility	∅ allowed in O. C. CU only	∅
2	Agricultural Processing Community		√
3	Cold Storage Facility		
4	Community Farmer's Market		√
5	*Composting Operation, no grinding		
6	Cooperative Farm Stand		√
7	Equestrian Center		√
8	Farm Equipment Rental, Sales & Service	∅ allowed in O. C. CU only	∅
9	Farm Supply Store		√
10	Greenhouses w/On Premises Sales		√
11	Meat Processing Facility Community		√
12	Non-Farm Use of Farm Equipment		
13	Rural Guest Establishment: B&B Inn	Capacity	∅ √ Change per 8/18 meeting RHO
14	Rural Guest Establishment: Country Inn	Capacity	∅
15	Country Store		√
16	Garden Center w/ On Premises Sales		√
17	Metal Fabrication Shop		√
18	Microbrewery w/Minor Events	Class B	√
19	Microbrewery w/Major Events	Capacity	∅
20	Microbrewery, production only		√
21	Storage of Goods, Outdoor		
22	Taxidermy		√
23	Winery w/Minor Events		√ Change per 8/18 meeting

Proposed ASE-CZ Uses not currently allowed, could be applied in the Rural Buffer		Notes	Recommendation
			RHO
24	Winery w/Major Events	Class B	Ø
25	Winery w/Production only		√
26	Veterinary Hospitals		Ø
27	Veterinary Clinic		Ø
28	Veterinary Clinic, mobile		√
29	Guest Ranch	Capacity	Ø Possibly ok if increased to 50 acres?
30	Assembly Facility Greater than 300 Occupants	Capacity	Ø
31	Assembly Facility Less than 300 Occupants		Ø
32	Rural Heritage Museum		√
33	Rural Special Events		√