

Proposed Language Changes offered by Alderman Slade 1/23/15

- Winery with minor events*
- Microbrewery with minor events* – B

Language change

Winery with minor events

Use-Specific Standards:

1) If located in a RB zoning district, the microbrewery must be located on a bona fide farm.

Microbrewery with minor events

Use-Specific Standards:

1) If located in a RB zoning district, the microbrewery must be located on a bona fide farm.

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- Cold Storage Facility add: ',cooperative'
- Feed Mill add: ',cooperative'

Language change:

Cold Storage Facility, Community

Definition: A facility used to warehouse perishable foods and products prior to transport. Perishable foods and products must be produced by no more than 5 cooperative farm partners for the consumption of others.

The definition of a Cooperative Farm Partner is: A local farmer or producer of agricultural products who forms a business arrangement with other local farmers and/or producers to collectively process, market, and/or sell agricultural goods. For the purpose of this definition, "local" means Orange County and counties that share a border with Orange County.

Use-Specific Standards:

(1) If located in a RB zoning district, facility shall be located on the bona fide farm of one of the cooperative farm partners or must be permitted as an ASE-CZ.

~~(2) (3) The site shall be located on a major road, as classified in the Orange County Comprehensive Plan, unless permitted as an ASE-CZ.~~

Feed Mill, Community

Definition: A building with machinery and apparatus for grinding and/or bagging grain. Grain must be produced by local cooperative farm partners for the consumption of others

The definition of a Cooperative Farm Partner is: A local farmer or producer of agricultural products who forms a business arrangement with other local farmers and/or producers to collectively process, market, and/or sell agricultural goods. For the purpose of this definition, "local" means Orange County and counties that share a border with Orange County.

Use-Specific Standards:

(1) If located in an RB zoning district, facility shall be located on the bona fide farm of one of the cooperative farm partners or must be permitted as an ASE-CZ.

- Veterinary clinic

Use: Veterinary Clinic

Definition: A facility staffed by at least one licensed veterinarian for the care and treatment of large and/or small animals. Such facilities may include grooming and short- term boarding as incidental uses.

(1) In the AR and RB zoning district, this use is intended primarily for large animal facilities but may also contain an ancillary small animal component.

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- Guest ranch

Use: Guest Ranch

Definition: A rural lodge providing overnight accommodations for transient guests seeking a vacation experience characteristic to that of a rural ranch; onsite facilities may include lodge or cabin accommodations, dining facilities, barns, dance hall and recreational facilities, including but not limited to riding rings, trails, fishing holes and swimming facilities.

Use-Specific Standards:

(1) In the RB zoning district, guest ranches that are not bona fide farms is capped at 4.