

AGRITOURISM

154.520 INTENT

These regulations are intended to allow agritourism uses in St. Joseph County while maintaining the rural character and preserving farmland of the County and protecting the health, safety and welfare of the citizens. Agritourism presents a unique opportunity to combine aspects of tourism and agriculture to provide a number of financial, educational and social benefits to tourists, producers and communities. Agritourism gives producers an opportunity to generate additional income and an avenue for direct marketing to consumers. It enhances the tourism industry by increasing the volume of visitors to an area and the length of their stay. This section will permit this growing tourism industry in a way that corresponds with the values and needs of the residents of St. Joseph County.

154.521 AGRITOURISM; GENERAL

(A) *Agritourism uses.* By way of example only, some typical agritourism uses are: farm markets; u-pick operations; Christmas tree farms; wineries and tasting rooms; breweries and tasting rooms; local product retail operations; corn mazes; agriculturally related educational and learning experiences; event spaces; nurseries; lodging; and any other use meeting the intent of this Section as determined by the Zoning Administrator.

154.522 AGRITOURISM; DEVELOPMENT STANDARDS

(A) *Districts permitted.* Agritourism uses are permitted in the following zoning districts:

(1) *A: Agricultural District.* Agritourism, accessory to an agricultural use, is a permitted accessory use in the A: Agricultural District.

(2) *R: Single Family District.* Agritourism, accessory to an agricultural use, is an accessory use in the R: Single Family District that also requires a special use.

(B) *Traffic management.* Access to lots which feature agritourism uses shall comply with the following traffic management development standards:

(1) Lots which feature an agritourism use must be located on a paved road;

(2) Driveways must be paved for the first 50' from their access to the public or private street; and

(3) Acceleration lanes, deceleration lanes and passing blisters must be provided to access the site.

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(C) *Landscaping.* Agritourism uses are exempt from all required landscaping except for the following:

- (1) Landscaping of required front yards; and
- (2) Portable bathrooms must be screened from view from the public right-of-way.

(D) *Off-street parking and drives.* Parking areas, driveways, and interior access drives are not required to be paved or include lines and curbs but must otherwise meet the requirements in §§ 154.415 through 154.423.

(E) *On-street parking.* On-street parking for agritourism uses is prohibited.

(F) *Hours of Operations.* Agritourism uses, except lodging, shall only be operational through the hours of 7:00 am and midnight.

(G) *Signs.* See §§ 154.370 through 154.380