Amendments to Ray Township Zoning Ordinance

Agricultural Tourism

Add Section 3001 Definitions - Agricultural-tourism

Agriculturally related uses, that are subordinate to the growing of crops or the raising of livestock, designed to bring the public to the farm on a temporary or continuous basis, such as U-pick farm sales, retail sales of farm products, farm mazes, pumpkin patches, farm animal viewing and petting, wagon rides, farmland and facility tours, horticulture nurseries and associated display gardens, cider mills, wineries, classes or workshops, etc.

Add Section 1700 R – Agricultural Tourism

1. Purpose: It is recognized that agricultural tourism uses protect and promote agriculture as an important component of our township’s economy, empower farmers and other rural land owners to start new entrepreneurial endeavors that augment and highlight the importance of local agriculture, and entice residents and visitors to see and experience the value of agricultural lands to our culture, economy and local food supply.
2. Allowable Uses: The following agricultural tourism uses are permitted in the R-1 Agricultural Residential zoning district subject to Special Land Use Approval:
3. Wineries
4. Cider mills and Orchards
5. U-pick fruits and vegetables, and farm markets
6. Seasonal restaurant operations primarily selling agricultural products grown, produced, or raised on site.
7. Accessory Uses: The following uses are permitted as an accessory use only to any of the above permitted Allowable Uses, subject to Special Land Use Approval:
8. Tasting Rooms
9. Kitchen facilities (owned and operated by the land owner) for processing/cooking items grown predominantly on the site
10. Gift shops for the sale of agricultural products, agricultural related product, as well as promotional items bearing the name of the agricultural tourism operator.
11. Event Barns
12. Food concessions
13. Petting farms, animal display, pony rides, and playground equipment, and other similar type uses
14. Small scale entertainment that is ancillary to the agricultural tourism operations on the property.
15. Outdoor mazes of agricultural origin such as straw bales or corn
16. Wagon, sleigh, and hayrides
17. Nature trails
18. Open air or covered picnic areas.
19. Educational classes, lectures, seminars related to agriculture such as: farming, food preparation, food processing, or food safety
20. Other uses similar to the above
21. General Requirements:
22. The minimum parcel size required to conduct an agricultural tourism use is five (5) acres.
23. The hours of operation of any outdoor agricultural tourism activity shall be limited to 9 am to 7 pm on Sunday through Thursday, and 9 am to 10 pm on Fridays and Saturdays.
24. Access to the site shall be directly from a major or secondary thoroughfare have a minimum right-of-way width of eighty-six (86’) feet.
25. All agricultural tourism uses shall conform to the setback and height restrictions of the R-1 Agricultural Residential zoning district.
26. Landscaping, pursuant to Section 1811, shall be required. In instances where the required landscaping would serve no useful purpose, the Planning Commission may waive the requirement.
27. Any proposed outdoor lighting must be compliant with Section 1814.
28. Agricultural tourism uses shall provide parking at a ratio of one space for each 500 square feet of indoor retail/eating/drinking areas, and one space for every 1,000 square feet of outdoor related activity areas.
29. The Planning Commission may require overflow parking areas based upon the anticipated peak seasonal demand of the proposed use. The Planning Commission may also allow such overflow parking areas on gravel, dirt, or cut lawn.
30. All parking areas shall be located outside of the existing and proposed rights-of-way and shall be located in such a manner to avoid traffic hazards associated with entering and exiting the site.