

Summary of Proposed Amendments to the Unified Development Code (UDC) Regarding Agricultural and Associated Activities

February 18, 2004

This document is prepared for use at the Jefferson County Planning Commission public hearing on Master Land Use Application (MLA) 04-26. The specific UDC amendment wording is available in the document entitled, "MLA04-26 Exhibit B: Proposed UDC Amendments with Environmental and Planning Analysis."

Existing	Proposed
Designations were named Commercial Agriculture (AG-20) and Local Agriculture (AG-5)	Names were changed to agree with Comprehensive Plan designation -- Prime Agriculture (AP-20) and Agriculture Lands of Local Importance (AL-20). (No change in residential density. AG-5 was a misnomer.)
County <u>may</u> condition development on lands adjacent to Agricultural Lands to ensure that they shall not interfere with agricultural uses.	County <u>shall</u> condition development on lands adjacent to Agricultural Lands to ensure that they shall not interfere with agricultural uses.
Residential land adjacent to Agricultural Land must have setbacks greater than normally required (either 75feet or 35 feet instead of what is normal for residential).	Setbacks for residential land adjacent to Agricultural Land no greater than what is normal. (As an example, back and side yard setbacks are normally 5 feet.)
Planned Rural Residential Developments (PRRDs) (i.e., subdivisions that can feature "clustered" housing surrounded by open space) had various minimum and maximum acreage requirements and extra setback requirements for projects including Agricultural Lands.	Revised to accommodate changed names of Agricultural designation and to remove extra setback requirements between open space dedicated to agriculture and residential lots within the PRRD subdivision.
Table 3-1 Allowable and Prohibited Uses Many agricultural activities were designated as allowable subject to a permit determination or were not allowed at all.	Revised to clarify and broaden the definition of agricultural uses which are allowable without a permit determination and to broaden the number of uses allowable subject to permit. Some entirely new uses were added such as agritourism and farm labor housing.
Section 4.3 Agricultural Activities, Best Management Practices for Water Quality [Reserved]. This section is blank in the UDC. (Elsewhere in the UDC, it is stated that farm stands require a permit, have to be taken down, can be used only 6 months a year, are restricted as to what can be sold, cannot be larger than 1,000 sq. feet, and have to meet specific parking requirements.)	The section was renamed 4.3 Agricultural Activities and it addresses the allowable activities in the Agricultural Land districts, either as a "matter of right" (meaning needing no permit determination within stated limitations and thresholds) or allowable subject to a permit. The following summary of uses are allowable <u>without a permit determination</u> provided they conform to all applicable provisions of the County, State and Federal regulations and provided all necessary parking is contained on-site and does not encroach upon environmentally sensitive areas or their buffers. <ul style="list-style-type: none"> • Land preparation and associated activities including composting (with the exception of clearing forested land for agricultural use, which is governed by stormwater management regulations)

<p>Elsewhere in the UDC it stated that: Housing units in addition to a house and an accessory house are not allowed in agricultural districts regardless of use. Schools are not allowed in agricultural districts</p> <p>Vet clinics were not allowed Rural restaurants are not allowed</p> <p>Farm campgrounds are not allowed Campgrounds, guide services and recreational lodging and assembly facilities are not allowed,</p> <p>Agricultural processing has parking requirements and landscaping and screening was required.</p>	<ul style="list-style-type: none"> • Individual or cooperative processing and packing of agricultural products, including wine and cheese making • Retail and wholesale sales of agricultural products from farm stands and farm buildings subject to certain limitation • Livestock management including processing subject to some limitations • Repair and maintenance of farm machinery both for self and as a business for others subject to some limitations • Agritourism activities subject to some limitations • Small agricultural classes and schools subject to some limitations • Some types of heavy agricultural processing subject to limitations <p>Activities which lie outside the terms above may be permitted subject to administrative determination of the permits required. Some permit types are administrative, others require public notice, and conditional use permits require a public hearing before a Hearing Examiner.</p> <p>Other non-agricultural activities which support and sustain agriculture are allowed subject to permits. These are:</p> <ul style="list-style-type: none"> • Permanent or seasonal farm worker housing subject to limitations • Full time agricultural schools subject to limitations • Large animal veterinary clinics • Rural restaurants when a component of agritourism, subject to limitations • Farm campgrounds, guide services, rural recreational tourist lodging, and assembly facilities, subject to limitations <p>The parking requirements for agricultural processing and the landscaping/screening requirements are changed slightly, to mirror those of a resource-based industrial operation.</p>
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