

Agricultural Advisory Committee Recommended Amendments to the County Zoning Code to expand farm businesses in the Agricultural Reserve-AR Zone-March 2015

Creation of a Sub-committee of industry representatives to draft suggested amendments and report back to the AAC at the earliest opportunity.

The following uses should be permitted as limited=L uses in the AR zone

Brewery-on farm A facility for manufacturing of malt liquors, such as beer and ale, etc, using grains such as barley, hops, wheat, and oats and produced on the farm where the brewery is located. A brewery must have a valid brewery license from the Maryland Comptroller's Office.

Cider Facility-on farm A facility for the manufacture of cider using apples and products produced on the farm where the cider facility is located. A cider facility must have a valid cider license from the Maryland Comptroller's Office.

Distillery-on farm A facility for the manufacture of distilled spirits using grain and products produced on the farm where the distillery is located. A distillery must have a valid distillery license from the Maryland Comptroller's Office.

Tasting Room-on farm The Brewery, Cider Facility, and Distillery located on farms in the AR zone may have 1 accessory structure for the purpose of sampling alcoholic beverages produced at the farm. For retail sales of alcoholic beverages produced on the farm must have a valid retail liquor license.

Private Events Weddings, Birthday Parties, Bar mitzvahs, Corporate Retreats, etc.

- 1) Consumption of products produced at the farm in connection with the private event
- 2) Must be engaged in farming as the principal use of the farm
- 3) Ensuring that activity is subordinate to permitted use of farming in the agricultural environment --
 - a) Must be catered by an off-site licensed caterer
 - b) Must use portable toilet facilities that cannot remain on-site more than 96 hours
 - c) Must not be a public event
 - d) Must impose requirements to minimize the number of vehicles attending the private event and provide department with a plan that reflects how vehicles are to be limited on rustic roads (such as encouraging use of buses and multiple passengers/vehicle) and how parking is to be handled
 - e) If indoors, must not exceed occupancy load of building
 - f) Cannot occur on area that is actively farmed and
 - g) Must incorporate agricultural promotion at the event such as education on agriculture; and
 - h) Must be clearly subordinate as evidenced by limited number of events 20 per year –
 - i) Light and noise must not exceed allowable limits at the property boundary.