

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

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

**Farm Brewery** An establishment for the manufacture of malt liquors, such as beer and ale, using grains such as barley, wheat, and oats and produced on the farm on which the farm brewery is located. A farm brewery must have a valid class 5 Maryland brewery license, may not brew more than 15,000 barrels of malt beverages per year, and at least a majority of one of the primary grains must be produced on the farm.

**Farm Brewery Tasting Room** A farm brewery may have 1 accessory structure for the purpose of sampling alcoholic beverages brewed at the farm. For retail sales of brewing products produced on site the farm brewery must have a valid retail liquor license.

**Private Events** Weddings, Birthday Parties, Bar mitzvahs, etc.

- 1) Consumption of products produced at the farm in connection with the private event
- 2) Must be engaged in farming as the principle 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 48 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

**Therapeutic Agricultural and Vocational Center**

*1-20-15 The AAC omitted this item.*

Examples of these centers would include wounded warriors, children with neurodevelopmental disorders, abnormal behaviors, attention-deficit disorder, and autism.