



# OCONEE COUNTY AGRITOURISM APPLICATION

## Applicant

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
(No P.O. Boxes)

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant is (check one):  the Property Owner  Not the Property Owner (attach Property Owner's Authorization)

**Applicant's Certification:** I hereby certify that the information contained in and attached to this application is true and correct.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Notarized: \_\_\_\_\_

## Property

Farm Name: \_\_\_\_\_

Location: \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_

Size (Acres): \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Future Development Map Character Area: \_\_\_\_\_

## Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Site Plan

*For Oconee County Staff Use Only*

APPLICATION NUMBER

Notes:

Date Received: \_\_\_\_\_

\_\_\_\_\_

ACTION  Approved  Denied

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

**Sec. 315****Agritourism**

The agritourism use is allowed in order to provide for the development and permit the operation of agritourism enterprises that promote the agricultural heritage of local farms, maintain the rural character of Oconee County, expand economic opportunities for existing farms, provide education and social benefits to residents and visitors, and preserve agricultural lands in Oconee County.

Agritourism uses shall be subject to the following restrictions:

- a. Agritourism activities are permitted only when associated with an agritourism use as defined in this Development Code.
- b. Off-street parking shall be required for all agritourism operations as stipulated in Article 6 of this Development Code.
- c. In lieu of the incompatible-use buffering requirements of Article 8 of this Development Code, structures and/or areas designated for an agritourism use must maintain a minimum distance of one hundred feet from all property lines adjoining a residential use. If such distance cannot be maintained, then the buffering requirements for commercial uses adjoining incompatible uses as outlined in Article 8 of this Development Code must be met prior to commencement of the agritourism use.
- d. Agritourism uses shall only be allowed on parcels of five or more acres. Contiguous parcels under common ownership that together constitute the same farm may be counted toward this requirement.
- e. Agritourism uses shall not be permitted on parcels in a major subdivision.
- f. Any competition utilizing motorized vehicles shall not be permitted as an agritourism activity.
- g. At the time of the application, approval, and in perpetuity thereafter, in order to qualify for the issuance of a business license, a working farm must exist and be operational on the parcel and all agritourism enterprises must be operated in conformance with and only as depicted on an approved site plan, as outlined in Sec. 315.j.
- h. All structures associated with an agritourism use, including tents and temporary structures, must comply with all currently adopted building and life safety codes, including but not limited to the Oconee County Unified Development Code and the International Fire Code (IFC).
- i. Tents and temporary structures associated with an agritourism use may be permitted on a property for a maximum of sixty days, no more than four times each calendar year, and shall be permitted through the Planning and Code Enforcement Department.
- j. Prior to commencement of any agritourism use, written application must be made to the Director of the Planning and Code Enforcement Department in a manner approved by the same. Such application must contain a site plan showing the general delineation of the area to be designated for the agritourism use, depict all structures associated therewith, and must effectively demonstrate compliance with all applicable restrictions and development standards contained in this Development Code.
- k. An agritourism enterprise shall have no significant impacts on the agricultural viability or rural character of neighboring properties.
- l. Individual uses allowed by right or by special use approval in the underlying zoning district shall not be subject to these restrictions.
- m. All outdoor lighting shall be in compliance with Sec. 306.04 of this Development Code.
- n. All outdoor sound amplification shall cease between the hours of 10:00pm and 8:00am.
- o. Restrictions on Specific Agritourism Activities:
  - (1) Farm Restaurants: A farm restaurant requires special use approval by the Board of Commissioners and must comply with the following standards:
    - (a) The restaurant must be a sit-down eating establishment meeting the definition of a custom-service restaurant contained in this Code;
    - (b) All meals served at the restaurant must be substantially prepared with agriculture products produced on the farm; and
    - (c) The restaurant shall not contain seating for more than thirty customers, excluding special events held at the restaurant, which shall be permitted through the Planning and Code Enforcement Department.