

**AN ORDINANCE TO AMEND
CHAPTER 27, ZONING OF THE NORTH CENTRE TOWNSHIP
CODE OF ORDINANCES**

CHAPTER 27, ZONING IS HEREBY AMENDED AS FOLLOWS:

SECTION 1.

PART 13 - DEFINITIONS

§1302. DEFINITIONS is hereby amended to include the following term which shall read as follows

AGRITAINMENT ENTERPRISE: A farm-based entertainment enterprise which includes activities or combination of activities such as hayrides, pony rides, wine tasting, cornfield-maze contests, farmer’s markets, harvest festivals, rodeos, western style equestrian events and contests including but not limited to barrel racing and steer sorting that are offered to the public or to invited groups for the purpose of recreation, entertainment, education, or active involvement in the agricultural operation. A farm-based entertainment enterprise shall be located upon a property currently used for agricultural purposes. The term “Agritainment Enterprise” shall be deemed separate and distinct from the term “Farm-Related Business.”

SECTION 2.

PART 3 - DISTRICT REGULATIONS

§306. A (AGRICULTURAL PRESERVATION) DISTRICT is hereby amended to include “Agritainment Enterprise” as a Conditional Use in the A (Agricultural Preservation) District, which shall read:

11. Agritainment Enterprise (See § 437)

SECTION 3.

PART 4 - SUPPLEMENTARY USE REGULATIONS is hereby amended to include § 437 which shall read as follows:

§ 437 Agritainment Enterprise

The following supplemental regulations shall be applicable for the proposed use of an agricultural property for Agritainment Enterprise.

A. Minimum Lot Size and Width

Lot Size: 15 acres
Lot Width: 200 feet

B. Setback Distances

Activities (including parking areas) or structures, included for use as an Agritainment Enterprise shall comply with the following minimum setback distances.

Front Yard - 50 feet
Side Yard - 100 feet
Rear Yard- 100 feet

The above setback distances shall not apply to any existing structures upon the property utilized as a component of any activities offered within the context of an Agritainment Enterprise.

C. Ancillary Features

Ancillary features of a property used as an Agritainment Enterprise may include:

1. The use of a portion of the property for the temporary placement of campers, horse trailers and recreational vehicles as related to planned events upon the property.
2. The sale of both prepared food products and fresh farm produce and accessory products that support the specific Agritainment Enterprise such as leather tack products, saddles, boots and western wear.
3. Vendor Services offered in compliance with Chapter 13, Part 1.

D. Maximum Lot Coverage

1. Maximum Building Coverage: 20%.
2. Maximum Impervious Surface: 30%.

E. Off Street Parking

The applicant must provide for sufficient off-street parking spaces and off-street loading spaces for all uses and activities proposed to be operated as part of the Agritainment Enterprise. If at any time after opening the facility, North Centre Township determines that parking, loading or traffic backups are occurring on adjoining roads, and such are directly related to the lack of sufficient on-site facilities on the subject property, the Board of Supervisors can require the applicant to revise and provide additional on-site parking and/or loading spaces to meet the off-street parking or off-street loading needs within 90 days from said notification. Such language shall be included within any conditional use permit issued for an Agritainment Enterprise. The Board of Supervisors shall have sole discretion in rendering a decision on the need to provide additional parking for an Agritainment Enterprise based upon its operation.

F. Access Drive Requirements

Access Drives to an Agritainment Enterprise shall comply with §803, DRIVEWAY as set forth in PART 8, OFF-STREET PARKING, LOADING AND ACCESS DRIVE REQUIREMENTS

G. Buffer Yards/Landscaping

A yard buffer shall be provided along all side and rear property lines of a property which operates an Agritainment Enterprise which complies §506. BUFFER YARDS/LANDSCAPING as set forth in Part 5, SUPPLEMENTARY LOT REGULATIONS. The retention of existing vegetation, if applicable, may be included as part of the required buffer.

H. Land Development Plan

If approved locally at the Township level, review and/or approval by Columbia County Planning Commission under the County Subdivision and Land Development Ordinance may be required.

SECTION 4.

SEVERABILITY

The provisions of this Ordinance are severable. If any part of this Ordinance is declared to be unconstitutional, illegal or invalid, the validity of the remaining provisions shall be unaffected thereby. It is the intention of North Centre Township Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid part not been included.

SECTION 5.

REPEALING PROVISION

All Ordinances, or any parts thereof, which are inconsistent or in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6.

EFFECTIVE DATE

This Ordinance shall be in force and effect from and after its enactment as provided for by law.

APPROVED AND ENACTED BY THE NORTH CENTRE TOWNSHIP BOARD OF SUPERVIORS ON THIS 12th DAY OF JANUARY, 2017.