



Farm Stand Ordinance - Draft

Section A. Definition.

Article II, Section 2.1 of the Georgetown-Scott County Zoning Ordinance, entitled "Definitions," is hereby amended to modify the definition of Agricultural Uses and add a definition of "Farm Stand," to be codified consistent with the numbering system and formatting of the Zoning Ordinance and to read as follows:

AGRICULTURAL USES: Agricultural use means the use of a tract of at least five (5) contiguous acres for the production, storage, or sales, of agricultural or horticultural crops; including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract.

FARM STAND. A temporary or permanent structure, with or without electricity, used for the retail sale of agricultural products primarily grown, raised, or produced on the farm upon which the stand is located. A Farm Stand does not include a restaurant, event venue, processing facility, or general retail establishment (For the Purposes of this Definition, Farm Stands meeting the requirements of Section 2.5.18 shall not constitute development and shall not be required to obtain a development plan, but the property owner must submit documentation, to the Planning Commission, that the farm stand meets said requirements upon request.)

Section B. Permitted Use.

Article IV, Section 4.1.1 of the Georgetown-Scott County Zoning Ordinance, entitled "Agricultural (1-1)", under "1. Permitted uses" is hereby amended, to be codified consistent with the numbering system and formatting of the Zoning Ordinance and to read as follows:

1. Permitted uses
 - a. Agricultural uses including farm dwellings and storage of farm products.
 - b. Accessory buildings.



c. Residential single-family detached dwellings, in accordance with Section 2. 1.

d. Farm Stands

Section C. Specific Use.

Article II, Section 2.5 of the Georgetown-Scott County Zoning Ordinance, entitled "Specific Use Regulations", is hereby amended, to be codified consistent with the numbering system and formatting of the Zoning Ordinance and to read as follows:

2.5.18 Farm Stands

- a. The Farm Stand shall be located on property actively devoted to agricultural use, and shall be no closer than 50' to any parcel not owned by the subject property's owner;
- b. Sales shall consist of agricultural products primarily grown, raised, or produced by the owner or operator of the farm, or by farms under common ownership or management;
- c. The enclosed floor area of the Farm Stand shall not exceed one thousand (1000) square feet;
- d. Any outdoor display area shall not exceed one thousand (1,000) square feet;
- e. Any signage associated with a farm stand shall not exceed 32 sq. ft. in area or 6 feet in height;
- f. Off-street parking shall be provided on the farm property, no closer than 50' from the nearest property line, and shall not interfere with the safe movement of traffic on adjacent public roads;
- g. The Farm Stand shall comply with all applicable sight-distance and driveway access requirements; and
- h. Any required permits from the Kentucky Department for Public Health or other regulatory agencies shall be obtained.