

Greene County Board of Supervisors and Planning Commission Joint Session October 28, 2025



Current Ordinance Template

Table A	By right	By right with Zoning Clearance	Special Use Permit
Farm Wineries	<p>Production, harvesting, storage, sales, tasting, agritourism activities;</p> <p>Agritourism or farm winery events or retail sales generating Less than or equal to 200 vehicle trips/day & occurring on sites greater than or equal to 10 acres in size.</p> <p>Less than or equal to 24 agritourism or farm winery events/year with less than or equal to 400 attendees at any time;</p> <p>Structures for agritourism or farm winery sales Less than or equal to 4,000 square feet</p>	<p>Outdoor amplified music (new establishments)</p> <p>Agritourism or farm winery events or retail sales generating either greater than 200 vehicle trips/ day or occurring on sites less than 10 acres in size¹; greater than 24 agritourism or farm winery events per year with less than 400 attendees at any time</p>	<p>Structures for agritourism or farm winery sales greater than 4,000 square feet;</p> <p>Events greater than 400 attendees at any time</p>

Table A	By right with a zoning permit	Special use permit (SUP)
	<p>Production, harvesting, storage, sales, tasting, and agritourism activities.</p> <p>Noise associated with outdoor wedding ceremonies, including speaking and music. This does not apply to receptions or celebrations held before or after a wedding.</p> <p>Events or retail sales for agritourism, farm winery, farm brewery, farm distillery, and activities at agricultural operations generating less than or equal to 150 vehicle trips per day.</p> <p>Occurring on sites greater than or equal to 10 acres in size.</p> <p>Less than or equal to 30 agritourism events, farm winery events, farm brewery events, farm distillery events, and activities at agricultural operations events per year with less than or equal to 150 attendees at any time.</p> <p>Structures for agritourism, farm winery events, farm brewery, limited distillery, and activities at agricultural operations with a building footprint of less than or equal to 4,000 square feet with no more than two stories above grade.</p>	<p>Outdoor amplified music</p> <p>Events or retail sales for agritourism, farm winery, farm brewery, farm distillery, and activities at agricultural operations generating greater than 200 vehicle trips per day</p> <p>Greater than 30 agritourism or farm winery, farm brewery, farm distillery, and activities at agricultural operations events per year,</p> <p>Greater than 150 attendees at any time.</p> <p>Structures for agritourism, farm winery, farm brewery, farm distillery, and activities at agricultural operations greater than 4,000 square feet building footprint with more than two stories above grade.</p>

2015 Current Ordinance

- By-right without a zoning certification
 - Less than 200 trips
 - Greater than 10 acres
 - < 400 attendees
 - < 24 events or fewer
 - Structures less than 4,000 ft²
- Zoning Certification Required If:
 - Outdoor Amplified Music
 - >200 Vehicle Trips
 - < 10 acres
 - >24 events
 - < 400 attendees
- Special Use Permit
 - > 400 attendees
 - Structures > 4,000 ft²


2025 Proposed Ordinance

- By-right without a zoning certification has been removed
- Zoning Certification (By Right with a ZC)
 - > 10 acres
 - < 150 attendees
 - < 30 events
 - < 4,000 ft² (building footprint and no more than two stories above grade)
- Special Use Permit Required IF:
 - < 10 acres
 - > 30 events
 - > 150 attendees
 - > 4,000 ft² (building footprint and no more than two stories above grade)
 - Outdoor amplified music

- Farm Wineries, Brewery, Limited Distillery, Agricultural Events, and Activities at Agricultural Operations

A large orange circle is positioned on the left side of the slide, partially cut off by the edge.

OR#24-004

- As a reminder, the governing body identifies impacts with special use permits, and conditions may be placed on those uses to mitigate them.
 - Hours of operation, vegetative buffers, architecture standards, and lighting standards are examples of conditions used in the past.
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- A series of four yellow dashed line segments are arranged in a curved, upward-sloping pattern in the bottom right corner of the slide.

Changes that have been included in the recommendations:

- Change the definition of events to only include activities that have 50 or more attendees.
- Size of the structure for the events/sales area (BOS wants to review other options 7/22/2025)
- Number of events allowed by right reduced to 30 per year (BOS wants to review other options 7/22/2025)
- Outdoor amplification allowed only by Special Use Permit (Wedding Ceremony Excluded)
- Parking regulations specific to this use
- Definition of food service at the facility
- Restroom facility requirements
- Number of participants by right limited to 150 participants
- Lighting requirements
- Calculation of space associated with events, sales or agritourism
- Addition of Limited Distilleries

Changes that have been included in the recommendations since the July 2025 joint session:

- Ensuring that the language indicates that these uses are subordinate to the agricultural operation.
- Visitors changed to attendees.
- The definition of events has been included in the body of the ordinance.
- Clarifying that agritourism must occur on a parcel that has an agricultural operation and must meet the definition under “ bona fide production of crop, animals, or fowl.” Language included in the body and the definitions.
- Agritourism events added to the title of the ordinance.
- Clarified the time reference under the noise section.
- Included a chart under the special use permit section to help guide the size limitations based on the acreage.
- Including language regarding emergency services.
- Include a definition for subordinate.
- Clarified food service to better align with the State Code.

Tiered Examples: Acreage/Square Feet

Acreage	Typical Allowable Agritourism Structure Size (Sq Ft)
0–5 acres	~1,000 – 2,500 sq ft
5–10 acres	~2,500 – 5,000 sq ft
10–20 acres	~5,000 – 10,000 sq ft
20–50 acres	~10,000 – 20,000 sq ft
50+ acres	20,000+ sq ft, sometimes with fewer restrictions

Public Participation: Zoom Instructions

Phone controls for participants

- The following commands can be entered via using your phone's dial pad while in a Zoom meeting:
- *9 - Raise hand
- You will be asked to unmute yourself
- *6 - Toggle mute/unmute

Online Meeting Controls for Participants

1. Find the “Reactions” control on your toolbar and click.
 2. Select “Raise Hand”
- You will then be asked to unmute yourself



Questions and Discussion



Zoning Certification vs Special Use Permit

- Zoning Certification is a legal document written by the Zoning Administrator (Ministerial or Administrative Action) or agent that confirms compliance with the zoning ordinance regulations to ensure the use is permitted in the zoning district and adheres to specific regulations in the zoning ordinance as adopted by the Board of Supervisors.
 - Zoning permit, zoning determination, zoning certification, or zoning clearance
 - >200 zoning permits and 80 zoning cert/determination/clearance on average the last three years
 - Importance:
 - Real Estate Purchases
 - Building and Construction
 - Business operations

Zoning Certification vs Special Use Permit

- A special use permit (also known as a conditional use permit or special exception) is a legislative act by the governing body that allows for land use that is not typically permitted by the existing zoning ordinance but is allowed under specific conditions and requirements.
 - Granted by the governing body and are legislative in nature.
 - Uses allowed by special use permits are considered to have a potentially more significant impact than those allowed as a matter of right.
 - Impacts from special uses are addressed through conditions.
 - Conditions must be reasonably related to the impacts to be addressed, and the extent of the conditions must be roughly proportional to the impacts.
 - BOS has granted 7 permits on average in the last three years.