

SEC. 303-14 **AGRITOURISM** [Effective 3/26/2020]

A. Purpose

In the interest of public health and safety, no agritourism operation shall be permitted unless the following conditions have been satisfied and an Agritourism Use Form has been issued by the Township Zoning Inspector.

B. General Requirements

1. The agritourism provider shall attest that the farm on which the agritourism operation is proposed conforms to the definition of farm in the Ohio Revised Code (ORC) Section (§) 901.80.
2. The agritourism provider shall indicate how the proposed activity complies with Agritourism as defined in ORC. Section (§) 901.80
3. The agritourism provider shall submit a site plan of the property illustrating all structures and setbacks from property lines for all structures used primarily for agritourism activities.
4. The size and setback for any structure used primarily for agritourism activities shall meet the following requirements:
 - a. All structures used primarily for agritourism shall comply with the height requirements defined in Section 303-6-B.
 - b. All structures used primarily for agritourism activities, except viticulture, shall be subject to the standard minimum front, side, and rear yard setbacks from external farm boundaries for the zoning district regardless of the size of such structures.
5. The agritourism operator shall provide off-street parking in all districts, in connection with every building or part thereof hereafter created and in connection with every use of the land hereafter established, sufficient parking facilities shall be provided off-street to meet all the parking needs and the following:
 - a. Agritourism operations providing educational, entertainment, historical, cultural, and/or recreational activities in a farm setting and open to the general public, regardless of whether or not an entry fee is charged, shall provide a minimum number of parking spaces as determined by the Brunswick Hills Township Zoning Resolution based upon the intensity of the use, such as peak attendance periods, and the size of the structure and/or land area designated for agritourism activities provided in the application.

- b. The township shall not require the parking area be improved, including any requirements governing drainage, parking area base, parking area paving or other such improvement.
 6. The agritourism operator shall provide ingress and egress via access points on a public road approved by the Township, County Engineer, Ohio Department of Transportation, and/or other entity, depending on the jurisdiction of the road being accessed. Such ingress and egress shall be designed to accommodate emergency vehicle access to the satisfaction of the fire department having jurisdiction over the property upon which the agritourism operation is located.
- C. Application for Agritourism Use
Agritourism use is approved through the submission of an application and shall include the following for safety purposes:
 1. The total acreage of the farm;
 2. Setbacks of building and structures used primarily for agritourism activities;
 3. Off-street parking lots and parking areas;
 4. All points of ingress and/or egress;
 5. Walkways providing means of travel between buildings used primarily for agritourism activities;
 6. Use of existing and proposed buildings and/or structures used primarily for agritourism activities;
 7. The agritourism provider shall indicate the educational, entertainment, historical, cultural, and/or recreational relationship of the agritourism operation to the existing agricultural use of the property and the surrounding agricultural community in general;
 8. The agritourism provider shall attest that the farm on which the agritourism operation is proposed conforms to the definition of farm in the Ohio Revised Code (ORC) Section (§) 901.80 and as provided in this section.
- D. Provisions Pertaining to Existing Agritourism Operations.
 1. All agritourism operations in existence before Agritourism amendment to the Brunswick Hills Township Zoning Resolution shall be considered grandfathered.