

RECREATION & TOURISM USES

ZOTA 2014-4 & SRA 2014-1

June 14, 2016

Department of Planning, Preservation & Development
Division of Planning



LEXINGTON



AGENDA

- History of the Recreation ZOTA Process
- Current Zoning Rules & Regulations for Recreation Uses
- Proposed ZOTA
- Council Next Steps
- Questions



HISTORY OF THE RECREATION ZOTA PROCESS

- Council work group created by then-VM Gorton
- Work group focused on recreation and tourism land uses throughout the entire county
- Work group membership, meetings, and output



HISTORY OF THE RECREATION ZOTA PROCESS

- Council referred work group report to Planning Commission to develop specific legislation
- Extensive review of zoning intent sections and definitions
- Planning Commission process; recommendation to Council
- Council workshop



MATRIX

Recreation ZOTA Work Group - Final Matrix

Proposed Recreational Land Use	Agricultural Zones				Residential Zones				Office, Business, & Industrial Zones								Expansion Area Zones				Adapt Reuse	Comments
	A-R	A-N	A-B	A-U	R-1 & R-2	R-3	R-4	R-5	B-1	B-2 & B-2A	B-2B	B-3	B-4	B-5P	B-6P	I-1	I-2	P-1 & P-2	EAR-1-2-3	C		
Ecotourism																						
Camping (Primitive)	X	C	C	C	X	X	X	X	X	X	X	C	C	X	X	C	C	X	X	C	X	C
Campgrounds(RVs/Trailers)	X	X	X	C	X	X	X	X	C*	X	X	C	C	X	C*	C	C	X	X	X	C*	C
Hiking Trails	X	C	C	C	A	A	A	A	P	C	C	C	C	X	P	C	C	A	A	P	P	C
Bicycle Trails	X	C	C	C	A	A	A	A	P	C	C	C	C	X	P	C	C	A	A	P	P	C
Equine Trails	C	C	C	C	C	C	X	X	P	C	C	C	C	X	P	C	C	C	C	C	P	P
Zip Line Trails	X	X	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	C	X	P	C	C
Tree Canopy Tours	X	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	C	X	P	C	C
Canoeing/Kayaking	X	C	C	C	X	X	X	X	P	C	C	C	C	X	P	C	C	C	X	P	P	C
Recreational Outfitters (Sales-Rental)	X	X/C	X	C	X	X	X	X	P	C	C	P	C	X	P	C	C	X	X	X	P	C
Fishing Clubs (No Lodging)	C	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	C	X	C	C	C
Hunting Clubs (No Lodging)	C	C	C	C	X	X	X	X	C*	X	X	C	C	X	C*	C	C	X	X	C	C*	C
Bird-Watching	C	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	A	X	P	C	C
Nature Preserve	C	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	A	X	P	C	C
Agritourism																						
farm tours	A	A	A	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
hayrides	A	A	A	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
corn mazes	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
roadside stands	A	A	A	A	X	X	X	X	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	X	X	X	X	X	X	P ¹	P ¹
country inns	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
farm markets	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
wine tasting rooms	A	A	A	A	X	X	X	X	P/C	P	P	P	X	P	P/C	X	X	X	X	X	P/C	X
homegrown restaurants	C	C	C	C	X	X	X	X	P	P	P	P	X	P	P	X	X	X	X	X	P	P
special events, parties, or festivals	X	X	X	C	X/A	X/A	X/A	X/A	P	P	P	P	X	X	P	X	X	X	X	X	P	P
concerts	X	X	X	C	X	X	X	X	P	P	P	P	X	X	P	X	X	X	X	X	P	P
children's rides	X	X	C	C	X	X	X	X	P ²	P ²	P ²	P ²	P ²	P ²	P ²	X	X	X	X	X	P ²	P ²
horse race tracks	C	X	X	C	X	X	X	X	X	X	P	C	X	X	X	X	X	X	X	X	X	X
outdoor rodeos	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
riding stables	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X
horse shows	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
fishing lakes, hunting or trapping	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
historic house museums	C	X	X	X	C	C	C	C	P	P	P	X	X	X	P	X	X	P	C	X	C	P
other museums	X	X	X	X	X	X	X	X	P	P	P	P	X	X	P	X	X	P	X	X	P	A
sportsman's farm	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X
zoological garden	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X
value-added product sales	A	A	A	A	X	X	X	X	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	X	X	X	X	X	X	P ¹	P ¹
petting zoos	A	A	A	A	X	X	X	X	P ²	P ²	P ²	P ²	P ²	P ²	X	X	X	X	X	P ²	X	P ²
pony rides	A	A	A	A	X	X	X	X	P ²	P ²	P ²	P ²	P ²	P ²	X	X	X	X	X	P ²	X	P ²
gift shops	C	X	C	C	X	X	X	A	P ¹	P ¹	P ¹	P ¹	A ³	P ¹	A ³	X	X	X	X	X	P ¹	P ¹
classes related to ag. products or skills	C	C	C	C	X	X	X	X	P	P	X	P	P	X	X	X	P	X	X	X	P	P
seasonal activities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

See B-4 and I-1 Recommendations

* consider distance requirement from interstate interchange

* consider distance requirement from residential zone and/or use



MATRIX

Recreation ZOTA Work Group - Final Matrix

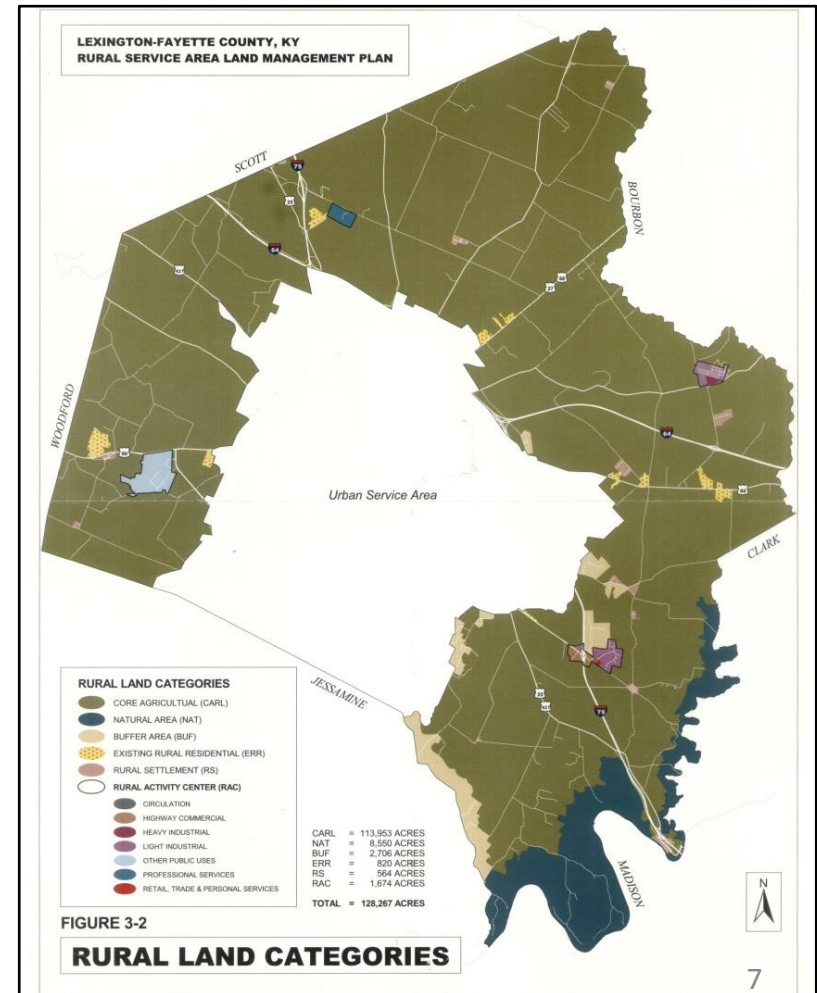
Proposed Recreational Land Use	Agricultural Zones				Residential Zones				Office, Business, & Industrial Zones									
	A-R	A-N	A-B	A-U	R-1 & R-2	R-3	R-4	R-5	B-1	B-2 & B-2A	B-2B	B-3	B-4	B-5P	B-6P	I-1	I-2	P
	Ecotourism																	
Camping (Primitive)	X	C	C	C	X	X	X	X	X	X	X	C	C	X	X	C	C	
Campgrounds(RVs/Trailers)	X	X	X	C	X	X	X	X	C*	X	X	C	C	X	C*	C	C	
Hiking Trails	X	C	C	C	A	A	A	A	P	C	C	C	C	X	P	C	C	
Bicycle Trails	X	C	C	C	A	A	A	A	P	C	C	C	C	X	P	C	C	
Equine Trails	C	C	C	C	C	C	X	X	P	C	C	C	C	X	P	C	C	
Zip Line Trails	X	X	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	
Tree Canopy Tours	X	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	
Canoeing/Kayaking	X	C	C	C	X	X	X	X	P	C	C	C	C	X	P	C	C	
Recreational Outfitters (Sales-Rental)	X	X/C	X	C	X	X	X	X	P	C	C	P	C	X	P	C	C	
Fishing Clubs (No Lodging)	C	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	
Hunting Clubs (No Lodging)	C	C	C	C	X	X	X	X	C*	X	X	C	C	X	C*	C	C	
Bird-Watching	C	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	
Nature Preserve	C	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	
	Agritourism																	
farm tours	A	A	A	P	X	X	X	X	X	X	X	X	X	X	X	X	X	
hayrides	A	A	A	P	X	X	X	X	X	X	X	X	X	X	X	X	X	
corn mazes	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	
roadside stands	A	A	A	A	X	X	X	X	P ¹	P ¹	P ¹	P ¹	X	P ¹	P ¹	X	X	
country inns	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
farm markets	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
wine tasting rooms	A	A	A	A	X	X	X	X	P/C	P	P	P	X	P	P/C	X	X	
homegrown restaurants	C	C	C	C	X	X	X	X	P	P	P	P	X	P	P	X	X	
special events, parties, or festivals	X	X	X	C	X/A	X/A	X/A	X/A	P	P	P	P	X	X	P	X	X	
concerts	X	X	X	C	X	X	X	X	P	P	P	P	X	X	P	X	X	
children's rides	X	X	C	C	X	X	X	X	P ²	P ²	P ²	P ²	P ²	P ²	P ²	X	X	
horse race tracks	C	X	X	C	X	X	X	X	X	X	P	C	X	X	X	X	X	
outdoor rodeos	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	



RURAL LAND MANAGEMENT PLAN- LAND USE RECOMMENDATIONS

Rural Land Categories

- + Core Agricultural & Rural Land (CARL)
- + Natural Areas (NAT)
- + Rural Activity Centers (RAC)
- + Buffer Areas (BUF)
- + Existing Rural Residential (ERR)
- + Rural Settlements (RS)





CURRENT ZONING RULES & REGULATIONS FOR REC. USES

Accessory Recreational Uses (A-R Zone)

- Temporary Roadside Stands
- Non-commercial Recreational Facilities, such as:
 - Baseball fields
 - Soccer fields
 - Polo fields
 - Swimming pools
 - Tennis courts
 - And the like

CURRENT ZONING RULES & REGULATIONS FOR REC. USES

Conditional Recreational Uses (A-R zone)

Require BOA approval

- Horse race tracks
- Small farm winery accessory uses
- Historic house museums
- Commercial and non-commercial outdoor recreational facilities

CURRENT ZONING RULES & REGULATIONS FOR REC. USES

Commercial and non commercial outdoor recreational facilities without outdoor lighting, loud speakers, retail sale of merchandise, restaurants or food service, and the like, including:

- Zoological gardens
- Sportsmen's farms
- Native animal game preserves
- Outdoor rodeos
- Hunting and trapping
- Riding stables
- Campgrounds
- Fishing Lakes
- Including private clubs for only these uses

PROPOSED ZOTA

Definitions

- Article 1
- Strong emphasis on improving and expanding definitions

Land Use

- Articles 8, 11, & 23
- Focus on agritourism & ecotourism uses
- Minor modifications to uses in urban zones



PROPOSED ZOTA

Major areas of on-going discussion:

- Proposed A-N zone Principal vs. Conditional Uses
- The staff voiced preference for more Conditional Use opportunities in the A-R zone

PROPOSED ZOTA

Proposed A-N Zone – Principal vs. Conditional Uses

- Several land uses were thought to be generally consistent with the intent of the zone and were moved from Conditional Uses to

Principal Uses:

- Educational classes related to agricultural products or skills
- Commercial hiking & bicycling trails
- Equine trails
- Tree canopy tours
- Canoeing & kayaking launch sites
- Nature preserves

PROPOSED ZOTA

Many staff-proposed suggestions were incorporated; the following suggestions were not included:

A-R Conditional Uses

- Primitive campgrounds should remain
- Rock Climbing
- Commercial hiking & biking trails
- Canoeing and kayaking launch sites
- Tree canopy tours
- Recreational outfitters (limited to 500 square feet), but only when accessory to another recreational use permitted by the BOA

A-N Conditional Uses

- Rock climbing

Special Provisions for Recreational and Tourism Conditional Uses

- Filing requirements
- Approval findings

Prohibiting Zoological Gardens



COUNCIL NEXT STEPS

Procedural Options

- No time constraint
- Docket the legislation for a vote
- Continue review (e.g., refer to a standing or create an ad hoc committee)
- Public meeting(s) or formal public hearing with legal notice
- Attempt to arrive at a consensus



QUESTIONS?