

Argitourism/Ecotourism Recommendations Summary:

The Work Group reviewed the current zoning regulations for recreational uses in the community, and found that the regulations were general in nature and often without many qualifying restrictions. For example, outdoor recreational uses are permitted in many zoning categories, but without many limitations on lighting, noise or hours of operation. Additionally, many contemporary recreational land uses were not contemplated in the 1990s when the Zoning Ordinance was updated for rural areas of the county by the Planning Commission and Urban County Council. As a result, the Work Group recommends several new land uses and accompanying definitions be added to the Zoning Ordinance. The Task Force discussed the following table, which provides a list of new land uses and recommends whether they should be principal permitted, accessory, conditional or prohibited uses in each zoning category. Further restrictions may be necessary to ensure compatible and sustainable development within the community.

Agritourism and Ecotourism Recommendations by Zoning Category (Submitted by the Recreational ZOTA Work Group, 12/17/12)

Proposed	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	CC			ED	
Ecotourism																									
Camping (Primitive)	X	C	C	C	X	X	X	X	X	X	X	C	C	X	X	C	C	X	X	X	X			Planning To Make Recommendations See B-4 and I-1 Recommendations	* consider distance requirement from interstate interchange * consider distance requirement from residential zone and/or use
Campgrounds(RVs/Trailers)	X	C	X	C	X	X	X	X	C*	X	X	C	C	X	C*	C	C	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	C				
Bicycle Trails	X	C	C	C	A	A	A	A	P	C	C	C	C	X	P	C	C	A	A	P	C				
Equine Trails	C	C	C	C	C	C	X	X	P	C	C	C	C	X	P	C	C	C	C	C	C				
Zip Line Trails	X	X	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	C	X	C	C				
Tree Canopy Tours	X	C	C	C	X	X	X	X	C	C	C	C	C	X	P	C	C	C	X	P	C				
Canoeing/Kayaking	X	C	C	C	X	X	X	X	P	C	C	C	C	X	P	C	C	X	X	P	C				
Recreational Outfitters (Sales-Rental)	X	X/C	X	C	X	X	X	X	P	C	C	P	C	X	P	C	C	C	X	C	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				
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				
Bird-Watching	C	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	A	X	C	C				
Nature Preserve	C	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	A	X	C	C				
Agritourism																									
farm tours	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
hayrides	P	P	P	P	X	X	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	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	X	X	X	X	P ¹	X		
country inns	X	X	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	P/C	P	P	P	X	P	P/C	X	X	X	X	X	X	P/C	X		
wine tasting rooms	A	A	A	A	X	X	X	X	P	P	P	P	X	P	P	X	X	X	X	X	X	P	X		
homegrown restaurants	C	C	C	C	X	X	X	X	P	P	P	P	X	X	P	X	X	X	X	X	X	P	X		
special events, parties, or festivals	C	C	C	C	X/A	X/A	X/A	X/A	P	P	P	P	X	X	P	X	X	X	X	X	X	P	X		
concerts	C	C	C	C	X	X	X	X	P	P	P	P	X	X	P	X	X	X	X	X	X	P	X		
children's rides	C	C	C	C	X	X	X	X	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	X	X	X	X	P ²	X		
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	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	X		
riding stables	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	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	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	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	X	P		
other museums	X	X	X	X	X	X	X	X	P	P	P	X	X	X	P	X	X	P	X	X	P	A	P		
sportsman's farm	C	C	C	C	C	C	C	X	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	X	P	X	X		
value-added product sales	A	A	A	A	X	X	X	X	P ¹	P ¹	P ¹	P ¹	X	P ¹	P ¹	X	X	X	X	X	X	P ¹	X		
petting zoos	A	A	A	A	X	X	X	X	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	X	X	X	X	P ²	X			
pony rides	A	A	A	A	X	X	X	X	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	X	X	X	X	P ²	X			
gift shops	C	C	C	C	X	X	X	X	P ¹	P ¹	P ¹	P ¹	A ³	P ¹	P ¹	A ³	X	X	X	X	P ¹	X			
classes related to ag. products or skills	C	C	C	C	X	X	X	X	P	P	X	P	X	X	P	X	X	P	X	X	X	P	X		
seasonal activities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
LEGEND																									
Principal Use	P	1 Retail sales are already permitted in this zone.																							
Accessory Use	A	2 Temporary carnivals are already permitted in this zone.																							
Conditional Use	C	3 Retail sales of products manufactured or created on-site are already an accessory use in this zone.																							
Use Permitted; Situational	P/A, P/C, X/C or X/A																								

**DIVISION OF PLANNING SUGGESTED RECOMMENDATION
ECO-TOURISM USES AND THE EXPANSION AREA "CONSERVATION" ZONING CATEGORY**

RECREATIONAL LAND USE	CONSERVATION ZONE
Camping (Primitive)	C
Campgrounds (RVs/Trailers)	X
Hiking Trails	P
Bicycle Trails	P
Equine Trails	P
Zip Line Trails	P
Tree Canopy Tours	P
Canoeing/Kayaking	P
Recreational Outfitters (Sales-Rental)	X
Fishing Clubs (No Lodging)	C
Hunting Clubs (No Lodging)	C
Bird Watching	P
Narure Preserve	P

Key:

- P=Principal
- C=Conditional
- A=Accessory
- X=Prohibited

*These recommendations by the Division of Planning were not voted on by the Recreational ZOTA Work Group.