

ZOTA 2014-4 & SRA 2014-1: Recreation and Tourism Uses

Staff Alternative Text – Shown in blue text

8-1 Agricultural Rural (A-R) Zone

8-1(d) Conditional Uses (Permitted only with Board of Adjustment approval.)

11. Commercial and non-commercial outdoor recreational facilities (without outdoor lighting, loud speakers, retail sales of merchandise, restaurants or food service, and the like), including ~~zoological gardens,~~ sportsmen's farms (including outdoor rifle and other firearm ranges), native animal game preserves, outdoor rodeos, hunting and trapping, ~~riding stables,~~ primitive campgrounds, rock climbing, and fishing lakes, including private clubs for only these uses.

30. ~~Ecotourism activities to include commercial equine, hiking and bicycling trails; botanical gardens ; canoeing and kayaking launch sites; tree canopy tours; and nature preserves and recreational outfitters (limited to 500 square feet) but only when accessory to another recreational use permitted by the Board of Adjustment.~~

8-1(e) Prohibited Uses (All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited. The uses below are provided for illustration purposes and for the purpose of limiting permitted uses, and are not intended to be a total listing of all the uses that are prohibited.)

7. ~~Hotels, motels, boarding or lodging houses, and recreational vehicle or trailer campgrounds.~~

26. ~~Commercial hiking, bicycling and Zoological gardens and zip line trails; tree canopy tours; canoeing or kayaking launch sites; or recreational outfitters.~~

8-1(o) Special Provisions

Delete existing 1. which expired in 1996.

1. The granting of a conditional use permit for a recreational or tourism-related activity by the Board of Adjustment (those uses listed under 8-1(d) sections 11-12, and 25-31) shall be based upon the following considerations:
 - a. An operational plan that includes hours of operation, safety guidelines and practices, visitor projections, outdoor lighting plans and other relevant information about how the activity or facility will operate.
 - b. A traffic management plan for peak visitor periods.
 - c. If environmentally sensitive areas exist on the property or site, an environmental assessment and mitigation plan prepared by a qualified professional.
 - d. If appropriate, evidence of certification by the appropriate local, state or federal organization.
 - e. The use avoids conflicts with agricultural activities.
 - f. The use does not result in a significant loss of prime agricultural land or land with soils of statewide significance.
 - g. The use meets a local need.
 - h. The use is intended and designed to provide access to a natural feature of the rural landscape rather than artificial or contrived attractions.
 - i. The use is consistent with the Rural Land Management Plan, Greenspace Plan, and the Comprehensive Plan.

8-3 Agricultural Natural Areas (A-N) Zone

8-3(d) Conditional Uses (Permitted only with Board of Adjustment approval.) For any of the following conditional uses established after January 26, 1995, a total of 10,000 square feet shall be the maximum allowable for all structures proposed for such uses.

- 4.....7- Commercial and non-commercial outdoor recreational facilities (without outdoor lighting, loud speakers, retail sales of merchandise, restaurants or food service, and the like), including ~~zoological gardens;~~ sportsmen's farms (including outdoor rifle and other firearm ranges); native animal game preserves; outdoor rodeos; hunting and trapping; ~~riding stables;~~ primitive campgrounds; rock climbing; and fishing lakes, including private clubs for only these uses.