



AGRITOURISM STANDARDS

GENERAL INFORMATION:

- A. All aspects of the 2021 Unified Development Ordinance (UDO) Agritourism Standards must be met (listed below).
- B. Please contact the Planning and Building Department at Town Hall for questions/concerns. 100 W State Street, M-F 9am-4pm or 765.778.8370

PURPOSE

The purpose of regulating agritourism is to allow opportunities for limited non-residential activities that make use of the existing rural character and activities in the A-1 and A-2 Agricultural Zoning Districts. For purposes of these standards, a special event facility is not considered an agritourism activity (see Chapter 4, Section J of the UDO).

STRUCTURE and LOT STANDARDS

a. Area and Capacity.

- i. The maximum cumulative floor area for all buildings related to the agritourism use shall be ten thousand (10,000) square feet. Clusters of smaller, architecturally appropriate structures are encouraged to maintain rural character of the agritourism use.
- ii. The Fire Marshall or Building Official shall establish a maximum occupant capacity for meetings, training, educational, or similar events which shall be appropriate to the site and facilities in terms of safe capacity in buildings, parking area and sanitation limitations of the site.

b. Architecture and Building Materials. All new buildings should incorporate a rural character with ties to the local historic heritage where possible with regard to style and design. This means new agritourism uses involving new structures shall complement and enhance the rural environment. For example, gable or gambrel roofs, roof ornamentation such as cupolas, dormers, porches, and decorative shutters are encouraged.

c. Parcels used for agritourism must be a minimum of ten (10) acres. The Administrator and/or the BZA may consider a smaller parcel size depending on the agritourism uses planned. The consideration of a smaller parcel size will be based on the intensity and scale of the proposed agritourism use, compatibility with surrounding property owners, and compatibility with the existing character of the area.

USE AND OPERATIONAL STANDARDS

a. Hours of Operation. In order to minimize any negative impacts of the use on the surrounding area, the hours of operation must be provided in writing by the applicant. The Administrator and/or BZA may alter the requested hours of operation for the agritourism uses consistent with the character of the land uses in the vicinity and may further approve an enforcement mechanism to ensure adherence to the established hours of operation.

b. Types of Uses Permitted.

i. New uses and their buildings shall be located, designed, and operated so as not to interfere with normal agricultural practices on and off site. Non-agricultural uses should be limited to lands with poor agricultural soils or lands otherwise not suitable for agricultural purposes.

ii. Use and product percentages. Agricultural products produced on site, agriculturally related products and uses, and non-agriculturally related products and uses are permitted based on the percentages below. Failure to meet these standards may cause the use to lose its agritourism use classification.

- (a) At least fifty (50) percent of the products (measured as an average over the farm's marketing season) and uses marketed and offered must be grown or produced on and by or have a direct relationship with the affiliated farm. For purposes of this requirement, affiliated means a farm under the same ownership or control (e.g. leased) as the farm market whether or not the farm market is located on the property where production occurs.



AGRITOURISM STANDARDS

(b) A maximum of thirty (30) percent of the products and uses marketed and offered may be other agriculturally related products and uses.

(c) A maximum of twenty (20) percent of the products and uses marketed and offered may be non-agriculturally related products and uses.

(d) For purposes of determining the percentage of products and uses being marketed and offered, the primary measure will be the square footage of space used for each individual product or use. If measurement of retail space during the marketing season is not feasible to determine percentage of product, then the percent of the gross sales dollars will be used.

c. Types of Uses Prohibited.

- i. Motorized off-road vehicle racing or other similar motor vehicle activities.
- ii. Other uses that the Administrator and/or BZA determines would disturb the general peace and enjoyment of the rural and/or residential character of the surrounding area due to excessive traffic, noise, smoke, odors, visual clutter, or other nuisance.

DEVELOPMENT STANDARDS

a. Access. Access to the facility shall be approved by the Administrator and the applicable Highway Departments.

b. Bufferyards and Fencing. Opaque screening to a height of at least six (6) feet, consisting of an earth berm, evergreen screen, and/or an obscuring wall or fence shall be provided near the primary public activity areas on those sides abutting or adjacent to a residential use. The use of natural landscape materials is encouraged. At a written request of the applicant, the Administrator and/or the BZA may grant relief of the screening requirement in specific cases where cause can be shown that the distance between the agritourism and residential use would not require screening.

c. Lighting. Any exterior lighting installed related to an agritourism use or activity shall be appropriately shielded and directed downwards to minimize light pollution.

d. Parking and Loading. On-site vehicle parking shall be provided as follows:

- i. A minimum of one (1) space for every one thousand (1,000) square feet of the main public activity area, plus one (1) space for every two (2) employees shall be provided. The main public activity areas shall be defined as the primary buildings and outdoor spaces where the public congregates for the agritourism use. This shall not include areas dedicated to agricultural production.
- ii. Circulation aisles shall be at least twenty-four (24) feet wide for two-way traffic or twenty (20) feet wide for one-way traffic.
- iii. Parking lots shall be clearly demarcated through physical means like timbers, fences, stakes, etc.
- iv. The on-site parking shall be arranged so no vehicle movements occur in the public right-of-way and to avoid the accumulation of parked cars on the public roads.
- v. Parking areas, circulation aisles, and driveway surfaces may be pervious or hard surface.
- vi. Handicap accessible spaces must be provided in accordance with the requirements of Americans with Disabilities Act of 1990, utilizing the most current design standards.
- vii. The Administrator and/or the BZA may reduce or defer the number required parking spaces if the applicant provides a parking study that demonstrates that a reduced number of parking spaces will meet the parking needs of the agritourism uses. If parking is deferred, the location of those deferred spaces must be shown as such on the required site plan.



AGRITOURISM STANDARDS

e. Storage. The maximum area for the storage/display of agricultural products for sale shall be one (1) acre. This requirement does not apply to u-pick operations.

f. Trash Receptacles. Trash receptacles shall be provided. If dumpsters are provided, they shall be placed on a hard surface and shall be completely obscured from view by an opaque fence or wall.

g. Sanitation. Public restroom facilities, temporary or permanent, shall be provided on site and with approval of the Health Department.

h. Zoning District Standards. All other development standards of the subject zoning district shall apply.

PROCEDURES

a. Application.

i. Narrative. Prior to the approval of any agritourism activity, a written narrative shall be submitted describing the use in detail, including both agriculturally related and nonagriculturally related products and uses; proposed hours of operation; measures that are to be taken to assure that the operation of the use will take place only in a safe and convenient manner; special events; and other information describing the use and which will assist the Administrator and/or the BZA in determining whether the application meets the requirements.



AGRITOURISM APPLICATION FORM

Submit applications to Hannahrose Urbanski at hurbanski@pendleton.in.gov

1. OWNER INFORMATION

Name of Deeded Owner

Address of Deeded Owner

Telephone Number

Email Address

2. NARRATIVE

Prior to the approval of any agritourism activity, a written narrative shall be submitted describing the use in detail, **including both agriculturally related and nonagriculturally related products and uses; proposed hours of operation; measures that are to be taken to assure that the operation of the use will take place only in a safe and convenient manner; special events; and any other information describing the use.**

3. SIGNATURE OF APPLICANT

I herby certify that the foregoing statements made by me are true. I have read, understand and will comply with the Agritourism Standards as listed in this packet.

Signature

Printed Name

Date