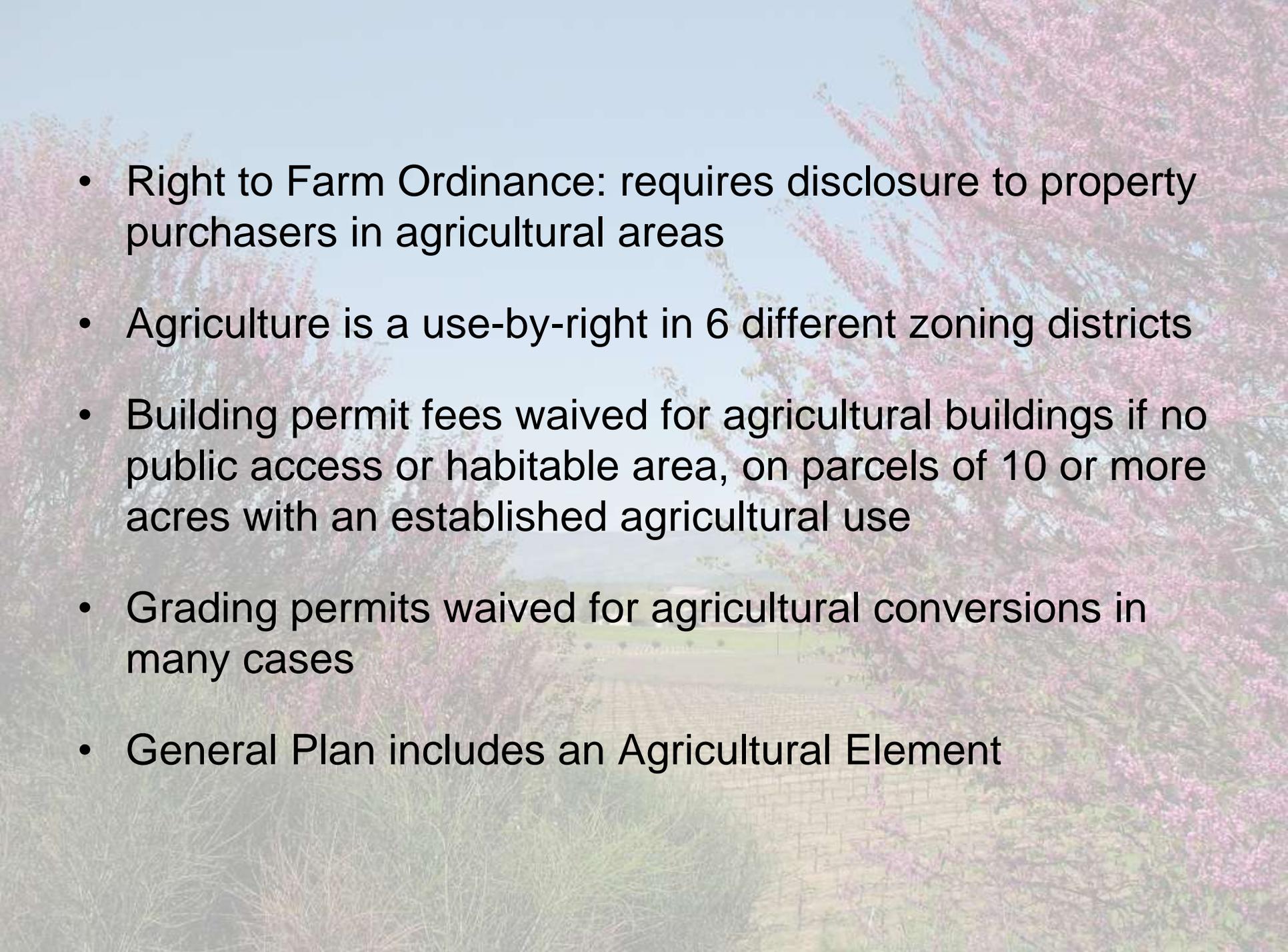
A scenic landscape view of a valley with a river, surrounded by trees and mountains. The foreground is dominated by the dark, intricate branches of a tree on the left and right, framing the view. Below the branches, a lush green field stretches across the middle ground. In the distance, a wide river flows through a valley, with rolling hills and mountains visible on the horizon under a bright, slightly hazy sky.

# Agritourism Efforts County of Lake

February 16, 2011

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- Right to Farm Ordinance: requires disclosure to property purchasers in agricultural areas
  - Agriculture is a use-by-right in 6 different zoning districts
  - Building permit fees waived for agricultural buildings if no public access or habitable area, on parcels of 10 or more acres with an established agricultural use
  - Grading permits waived for agricultural conversions in many cases
  - General Plan includes an Agricultural Element

# Current Efforts Underway to Amend Zoning Ordinance

- Allow wine tasting on 10 acre or larger vineyard sites without having to develop an on-site winery, with approval of a Minor Use Permit
- Allow wine-related special events as part of winery or tasting room entitlement, with approval of a Minor Use Permit
- Simplify Farmers Market permit process and allow with a Zoning Permit at developed commercial sites and ag. sites that have a permitted winery or another agricultural service establishment in operation.
- Relax permit requirements for commercial stables on 10-acre and larger parcels, with equestrian-oriented special events

# On the Horizon

- Major Zoning Ordinance overhaul that will include development of farm-stay and more diverse agritourism provisions, in addition to clarifying agricultural buffers
- Update of Marketing & Economic Development Strategic Implementation Plan scheduled to be completed by Summer 2011, and will include agritourism and the growing local wine industry.
- Further diversification and permit streamlining likely for agritourism efforts
- Development of a regional trails system

# Permit Fees and Typical Process Times

- Zoning Permit - \$60 *1 to 5 days*
- Simple Minor Use Permit - \$495 *2 months*
- Complex Minor Use Permit - \$843 *3 to 4 months*
- Pre-application Development Review – no cost (strongly encouraged for more complex proposals) *meeting held 3 weeks after submittal*
- Projects that create jobs receive the highest priority for processing. Thorough applications with detailed project descriptions are the quickest to process.

Questions?

