

Current Ordinance with Proposed Changes

<u>Name</u>	<u>Zoning</u>	<u>Use</u>	<u>Approval Requirements</u>	<u>Square Footage and Retail Area</u>	<u>Setbacks</u>	<u>Parking</u>	<u>Signs</u>
Wayside Stand	By-right: RA, MHD, VR, PUD-SC, PD-SC, PD-MC, HC	structure for sale of ag products or merchandise produced by the owner on their farm	preliminary site plan and VDOT approval, supplemental regulations	shall not exceed 600 sq. ft.	no closer than 35 ft. to any public road right-of-way	1 per 100 sq. ft. of sales or display area	ag product signs are exempt (up to 2 signs that total 32 sq. ft)
Farm Stand Changes	Deleted this use in commercial districts (now called a Farmers' Market).	Expanded to allow for off-site sales. Requires that ag products be local. Eliminates structure requirement.	No longer requires a site plan.	Expands the max area of new permanent structures from 600 sq. ft. to 1500 sq. ft. with no limit on temporary or existing structures.	Reduces the r/w setback in the RA to 25 ft., where applicable. Also enables applicants to get abutting owner permission to further reduce setbacks.	Decreases the parking requirement by one-half and adds a 10 ft. r/w setback.	Exempts on-site ag. product signs from a permit and eliminates SP requirement for off-site signs (still need sign permit).
Farm Sales	SP in RA, MHD	a structure used for the sale of ag. products produced on-site, and also have subordinate sales of products not produced on the farm	clearance with sketch, VDOT approval, supplemental regulations	shall not exceed 1500 sq. ft., and subordinate sales not more than 50% of retail sales area	no closer than 50 ft. to any adjoining property	no closer than 10 ft. to any public road right-of-way	ag product signs are exempt (up to 2 signs that total 32 sq. ft)
Farm Sales Changes	Eliminates SP requirement and adds the VR district as a By-right use.	Eliminates structure requirement and restrictions on the origin of ag products.	No change.	Expands the max area of new permanent structures from 1500 sq. ft. to 4000 sq. ft. with no limit on temporary or existing structures. Also does not limit accessory sales.	Reduces rear and side setbacks, as well as the r/w setback in the RA to 25 ft., where applicable. Also enables applicants to get abutting owner permission to further reduce setbacks.	Decreases the parking requirement by one-half.	Exempts on-site ag. product signs from a permit and eliminates SP requirement for off-site signs (still need sign permit).
Farmer's Market	By-right: PUD-C, PD-SC, PD-MC, HC, C-1, DCD;	existing parking area used by two or more farmers for off-site sales of agricultural products from their farm	SDP required, VDOT approval, supplemental regulations	no cap; subordinate sales not more than 15% of floor area	(intentionally left blank)	no closer than 10 ft. to any public road right-of-way	ag product signs are exempt (up to 2 signs that total 32 sq. ft)
Farmers' Market Changes	Adds NMD and CO districts to By-right use and LI/HI districts, where possible. Adds RA, MHD, VR, Residential Districts, and LI/HI when proposing a new structure as a SP use.	Reduces the number of required farmers, eliminates frequency and seasonal limitations, and enables use in more locations. (Requires use in the RA to have more than one farmer)	Eliminates the need for a site plan by substituting a site plan waiver process.	Eliminates cap on the sale of accessory merchandise	Establishes setbacks and also enables applicants to get abutting owner permission to further reduce setbacks.	Decreases the parking requirement by one-half.	Exempts on-site ag. product signs from a permit and eliminates SP requirement for off-site signs in the RA, MHD, and VR district (still need sign permit). Off-site signs in all other zoning districts will require SP.