

BOARD OF COUNTY COMMISSIONERS
WRIGHT COUNTY, MINNESOTA

ORDINANCE AMENDMENT NO. 16-01

AMENDING THE WRIGHT COUNTY ZONING ORDINANCE
RELATING TO COMMERCIAL AGRICULTURAL TOURISM
(See Attached)

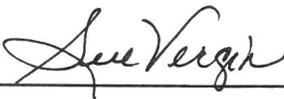
STATE OF MINNESOTA)

ss.

County of Wright)

I, Sue Vergin, Assistant County Coordinator of the County of Wright, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Wright County, Minnesota, at their session held on the 3rd day of May, 2016, now on file in my office, and have found the same to be a true and correct copy thereof.

Witness my hand and official seal at Buffalo, Minnesota, this 3rd day of May, 2016.



Sue Vergin, Assistant County Coordinator

BOARD OF COUNTY COMMISSIONERS

WRIGHT COUNTY, MINNESOTA

ORDINANCE AMENDMENT NO. 16-01

WRIGHT COUNTY HEREBY ORDAINS:

The Wright County Zoning Ordinance is hereby amended as follows:

603. Agriculture/Residential (A/R)

603.4 Conditional Uses

Add: Commercial Agricultural Tourism

604. General Agriculture (AG)

604.4 Conditional Uses

Add: Commercial Agricultural Tourism

302. Definitions:

Replace With Revised Definition:

(25) Commercial Agricultural Tourism - Commercial Agricultural Tourism is a rural commercial operation that is connected to a primary agricultural use and may include orchards, wineries, the promotion of agriculture or the natural environment, or the use of the rural outdoor environment for events such as weddings and gatherings. Commercial Agricultural Tourism may allow for the construction of accessory structures to be used for events and special gatherings of people to be held within such structures. Food catering and limited food preparation, along with limited retail that is directly associated with the Commercial Agricultural Tourism use may be allowed.

Add in:

Section 743. COMMERCIAL AGRICULTURAL TOURISM

A. Purpose

- (1) Preserve Wright County's agricultural and rural heritage and landscapes.
- (2) Enhance Wright County's appeal to visitors who are drawn to its rural and agricultural environment.
- (3) Provide opportunities for new economic growth through Commercial Agricultural Tourism.
- (4) Allow for Commercial Agricultural Tourism that does not conflict with permitted agricultural operations and developed residential areas.

B. Standards

- (1) Commercial Agricultural Tourism shall be located on a parcel of at least ten (10) acres in size which has a residence or entitlement.
- (2) Commercial Agricultural Tourism shall be shown to have a unique or demonstrable relationship with Wright County and be correlated to agricultural and rural features in accordance with the above stated purposes.
- (3) Large scale events and gatherings held inside a building must be associated with an outdoor agricultural or rural outdoor activity, be seasonal or part-time in nature. Any associated food must be catered. The Planning Commission may allow for limited food preparation provided it meets the underlying intent of the Commercial Agricultural Tourism Use. Alcohol must be catered.
- (4) Commercial Agricultural Tourism shall require a Conditional use Permit in accord with Section 505 of the Wright County Zoning Ordinance and must comply with the Wright County Land Use Plan.

C. Conditional Use Permits shall refer to land uses which:

- (1) Must not create an excessive demand upon existing services or amenities.
- (2) Must be screened or able to be screened adequately, or are sufficiently separated from adjacent residences to prevent negative impacts to nearby properties.
- (3) Must have an appearance that is consistent and compatible with the surrounding area and land uses.
- (4) Must not cause traffic hazards or undue congestion.
- (5) Must not negatively impact surrounding residences and neighbors by the intrusion

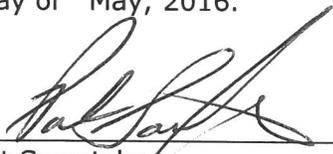
Enacting Clause:

This ordinance amendment is effective the day following final adoption and publication. The enacting clause will not be incorporated into the final Wright County Ordinance.

Adopted by the Wright County Commissioners this day of May, 2016.

5/3/16
Date

5/3/2016
Date



Pat Sawatzke
Chairperson, County Board



Lee Kelly **SUE VERGIN**
ASSISTANT County Coordinator