

AN ORDINANCE

AN ORDINANCE OF THE HARRIS COUNTY BOARD OF COMMISSIONERS TO AMEND APPENDIX A - ZONING, OF THE HARRIS COUNTY CODE OF ORDINANCES, ARTICLE II - DEFINITIONS; ARTICLE IV - ZONING DISTRICT OBJECTIVES, USES AND REGULATIONS, SECTION 2 - PERMITTED USES IN ZONING DISTRICTS; ARTICLE V - SUPPLEMENTARY DISTRICT REGULATIONS; TO REPEAL CONFLICTING LAWS, ORDINANCES AND RESOLUTIONS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF HARRIS COUNTY, GEORGIA, AND IT IS HEREBY ORDAINED BY THE AUTHORITY OF THE SAME AS FOLLOWS:

SECTION 1: AMENDMENTS

A. Article II. Definitions is hereby amended by deleting Corn Maze in its entirety and the following substituted in lieu thereof:

Corn Maze - A maze cut out of a cornfield. May include a Snack Shop as an accessory use (see Article II, Definition and Article IV, Section 2).

B. Article II. Definitions is hereby amended by deleting Farmers Market in its entirety and the following substituted in lieu thereof:

Farmers Market - A place of business not exceeding 2,000 square feet located on a working sustainable farm of at least 25 acres in which agricultural products (fruits, produce, meat products, and dairy products), at least 50% of which are grown on the working farm with the remainder being from other, preferably local, locations, are made available for purchase by consumers. May include a Snack Shop (see Definition).

C. Article II. Definitions is hereby amended by deleting Farm Tour, Educational, in its entirety and the following substituted in lieu thereof:

Farm Tour, Educational - A tour on a working sustainable farm for the purpose of providing learning experiences about life on a farm. Examples include but are not limited to a walking tour, a self-driving tour, or a riding tour on a wagon or hay-ride. May include a Snack Shop as an accessory use (see Article II, Definition and Article IV, Section 2).

D. Article II. Definitions, is hereby amended by adding in the appropriate location the definition of:

Snack Shop - The selling of pre-packaged sealed foods, which require no further warming, heating, refrigeration, or preparation and/or the selling of pre-packaged sealed non-alcoholic beverages, which require no further warming, heating, or preparation.

E. Article IV. Zoning District Objective, Uses and Regulations, Section 2 - Permitted Uses in Zoning Districts, items 43.1 Corn Maze and 59.1 Farm Tour Educational, are hereby deleted in their entirety and the following substituted in lieu thereof:

	Use	Special Use Regulation Article and Section Number Applicable to Each Use	Off-street Parking Space Requirements for Each Use	Zoning District in Which Use is Permitted
43.1	Corn Maze	V 22	2 each acre lot area	A-1*
59.1	Farm Tour, Educational	V 22	2 each acre lot area	A-1*

F. Article V. Supplementary District Regulations, is hereby amended by adding as Section 22, the following:

Section 22. Snack Shop

22.1 As a temporary accessory use to the following principal uses:

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1. Corn maze
 2. Farm Tours, Educational
 3. Pumpkin Patch (as allowed in Article IV, Section 2, item #3C)
- 22.2 Snack Shop standards
1. A temporary structure not-to-exceed 200 square feet
 2. No electrical service and/or no water service
 3. Hours of operation must mirror hours of operation of principal use (see 22.1)
 4. Structure must be located off the right-of-way
 5. Structure must be removed at end of seasonal operation

SECTION 2: UNCONSTITUTIONALITY

If any part of this ordinance shall be deemed to be unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect the remainder of this enactment and the remainder thereof shall remain in full force and effect.

SECTION 3: REPEALER

All laws, ordinances, resolutions or part thereof which conflict with this ordinance are hereby repealed.

SECTION 4: EFFECTIVE DATE

This Ordinance shall become effective upon adoption.

INTRODUCED & READ BEFORE THE PLANNING COMMISSION: 09/17/2014
 INTRODUCED & READ BEFORE BOARD OF COMMISSIONERS: 10/07/2014
 ADOPTED/REJECTED: 10/07/2014

HARRIS COUNTY BOARD OF COMMISSIONERS

 J. Harry Lange, Chairman

 Becky Langston, Commissioner

 Joey M. Loudermilk, Vice-Chairman

 Jim Woods, Commissioner

Attest:

 Nancy D. McMichael, County Clerk

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