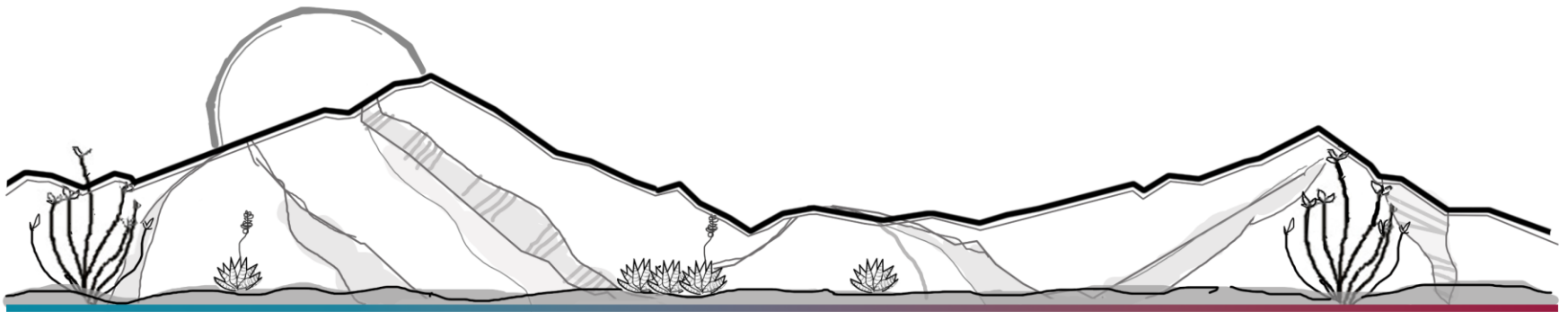


Zoning Text Amendment R-24-01 (Agritourism)

Planning & Zoning Commission
February 14, 2024



DEVELOPMENT SERVICES

Staff initiated Zoning Regulation Amendment to support Agriculture and Tourism in Cochise County.

- Generates additional revenue to support small and mid-size farms/ranches
- Supports rural economies
- Educates the public about agriculture
- Promotes local agriculture



Proposed Definition:

Agritourism: An on-site, accessory, and subordinate commercial enterprise in connection with and directly related to the General Agriculture, as defined in Section 2.03, of the property whose primary income is derived from the production of livestock or agricultural commodities for commercial purposes on a working farm, or ranch.



Zoning Districts:

- Rural (RU): Permitted Accessory Use on Agriculture Exempt property
- Residential (R): Special Use on Agriculture Exempt property
- Planned Development (PD): Permitted Use on Agriculture Exempt property



Types of Agritourism:

- Farm Tours
- U-Pick Operations
- Farm-to-Table Experiences
- Educational Programs
- Guest Lodging
- Agritourism Events
- Outdoor Recreation
- Retail
- Wine Tasting Rooms
- Other agritourism enterprises that support agriculture



Definition Change for Wine Tasting Rooms:

Winery Tasting Room: A building or portion thereof, subordinate in size, accessory to, and located on the same site as a Farm Vineyard, Farm Winery, Small Production Winery, or Large Production Winery operation, in which wine may be sampled and/or purchased. ~~If the principal winery use, including vineyards, is exempt, then the tasting room shall be exempt as well.~~ A Winery Tasting Room may also include incidental retail sales of wine and related products.



Discussion

