

2-1.7. General.

- (B) *AGRICULTURAL TOURISM FACILITY.* An Agricultural use where agricultural products are processed blended, made, stored, sold at wholesale or retail for consumption off or on the premises that offers tours to the public and provides samples and/or sales of agricultural products. A minor facility includes the production and sales of the product and offers tours. A major facility includes the uses listed above plus restaurants, tourist homes, outdoor event or activity/centers, or similar uses that will enhance the over-all property in relation to tourism and is subject to issuance of a special use permit.

[See Guilford County Development Ordinances, Table 4-3-1: Permitted Use Schedule](#)

4-7.1. Principal Buildings Per Lot.

- (C) *Development in the AG District:* Two (2) or more principal buildings or uses are permitted in the AG Agricultural District on the same zone lot pursuant to site plan approval provided that the lot contains at least eighty thousand (80,000) square feet per permitted principal use and provided that an access driveway is maintained to each building in a passable condition for service and emergency vehicle. However, in no case, shall more than one (1) principal residential building be permitted per zone lot.

6-4.9. Agricultural Tourism.

(A) *Where Required:* AG Districts.

(B) *Minimum Area:* Five (5) Acres

(C) *Gross Floor Area:* Facilities associated with the display, sales and consumption of the product shall not exceed five thousand (5,000) square feet of gross floor area. A maximum of one thousand (1,000) square feet of gross floor area shall be permitted for product retail sales. Gross floor sales area of associated non-agricultural products shall not exceed forty (40) percent of the total floor area devoted retail to sales.

(D) *Use Separations:* All structures, buildings, storage areas associated with the use shall observe a minimum fifty (50) foot setback from all property lines and right-of-way. All non-farm equipment used in the processing, blending, making and storage that produces noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest property line.

(E) *Operation:*

1. The facility must be operated in association with an existing vineyard, dairy farm or farm use located on the same property, or adjoining properties in the same ownership.
2. Retail sales hours of operation shall be permitted between 9:00 a.m. and 7:00 p.m., except on Sunday when permitted hours are from 1:00 p.m. to 7:00 p.m.

3. Associated outdoor events, activity centers, restaurants, tourist homes and similar uses will require special use permit approval.

4. Site Plan approval does not supersede any required Federal, State or other local licenses or permits required for operation.

(F) *Land Use Classification:* All non-farming activities associated with the use shall have a land use classification of two (2). If a non-farm activity is located one hundred (100) feet or more from a property line or street right-of-way, no landscaping shall be required.

(G) *Parking:* Parking areas related to the use shall locate a minimum of thirty (30) feet to the property line or street right-of-way. The number of required parking spaces shall be the same as that required for manufacturing and industrial uses.

(H) *Signs:* Signs are limited to Identification signs, Table 6-1-1 and one Development Entrance sign, Table 6-1-2.