

Proposed Addition to Section 8.4

The following is proposed to be added to Section 8.4:

8.4.O. Agritourism

1. Purpose: The purpose of this section is to encourage the preservation of agricultural land in the town of East Hampton through the use of agritourism. Agritourism is a way to decrease the financial hardships small farms experience while increasing the ability to have a positive impact on the town surrounding them.

A. Agricultural Accessory Uses: Agricultural-related accessory use can be events that are accessory to and have a logical nexus with the existing agricultural operation. These events can include, but are not limited to horse shows, seminars/meetings, on-site tours for the public to see the operation or production of farm products, “pick your own” events, trainings/lessons or other accessory agricultural uses. A zoning permit is required for agricultural accessory uses.

B. Non-Agricultural Accessory Uses: Non-agricultural accessory uses may include public or private events and activities that use the property but are not directly accessory to agriculture. This event may include, but are not limited to outdoor recreation events, weddings, private parties, banquets etc. A special permit is required for non-agricultural accessory uses.

2. Standards: All properties that participate in agritourism must follow the following standards below:

A. Property: The property must be classified as farmland with the East Hampton Assessor’s Office under PA 490. Any non-agricultural accessory use involving a number of patrons greater than 50 in a single day shall require a minimum of 10+ acres of land (a single property, or adjacent properties under common ownership totaling more than 10 acres may satisfy this requirement). Agricultural-related accessory uses may be allowed via zoning permit on established agricultural properties with acreage conforming to other applicable regulations.

B. Occupancy: The Commission may specify the maximum number of attendees allowed for any non-agricultural accessory use, event or activity based on size of the property, parking availability, type of event/activity, impact on the surrounding neighborhood, site conditions and public health/safety concerns.

C. Sound: Events and activities may have outdoor amplified sound within State Statutory limits provided that such amplified sound terminates no later than 10 p.m. on a Friday or Saturday, and 8 p.m. on all other days. The applicant shall include sound attenuation details as part of application submission.

D. Parking: Off-street parking shall be provided as required in the Zoning Regulations. No parking area shall be located less than fifty (50') feet from a public highway, and where located less than fifty (50') feet from any other property line shall be protected by a landscaped buffer strip not less than fifteen (15') feet wide.

E. Health District Approval: The applicant and property owner shall include an approval for the proposed use of the property, if such is required from the Town Health District, and shall provide

a copy of the approval to the Commission or Zoning Enforcement Officer (as applicable) with the permit application.

F. Site Plan: For Non-Agricultural Accessory Uses, a site plan must be submitted showing the location of events and activities, any temporary facilities, parking, sanitary facilities, and any other pertinent details, along with a narrative description of proposed events and activities, which would be helpful for the Commission in making its decision in allowing a special permit.