

Agritourism Site Plan Review Materials
Exhibit C - Structure Summary

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Exhibit C Structure Summary

Key Area	Primary Use	Description	Size	Min Setback	Agricultural Processing/Production Relevance
Apple press / Cidery	Agriculture	<ul style="list-style-type: none"> Facility for pressing apples and producing cider, including fermentation and bottling areas with service window No enclosed seating areas 	2,400 sf 40' x 60'	325'	<ul style="list-style-type: none"> Central to apple processing, turning raw apples into value-added products like cider
Farm kitchen building	Agritourism	<ul style="list-style-type: none"> A kitchen with serving windows dedicated to producing value-added food products including farm-derived inputs such as baked goods, fried & roasted foods seasoned with farm derived inputs Not a restaurant, no enclosed seating area 	3,200 sf 40' x 80'	169'	<ul style="list-style-type: none"> Processes farm produce into marketable food products, enhancing farm revenue and value
Animal barns (2x)	Agriculture	<ul style="list-style-type: none"> Housing for animals (e.g., chickens, pigs, goats, sheep, cows, horses) 	100 sf each 10 x 10	250'	<ul style="list-style-type: none"> Shelter for animals and for their care
Food service cabins (3x)	Agritourism	<ul style="list-style-type: none"> Sale of prepared and packaged foods around the farm These are non-permanent, mobile cabins that can be picked up & moved 	200 sf each 10 X 20	140', 180', 320'	<ul style="list-style-type: none"> Selling of food service items including farm value add items
Education & craft barn	Agriculture	<ul style="list-style-type: none"> Chick hatchery & dairy processing with craft, game, & demonstration areas 	2,400 sf 40 x 60	275'	<ul style="list-style-type: none"> Chick hatchery, milking, butter churning, training and admin for agricultural staff
Apple sorting & storage barn	Agriculture	<ul style="list-style-type: none"> A barn for sorting, grading, storing, & processing apples before they are further processed or sold 	4,000 sf 50' x 80'	260'	<ul style="list-style-type: none"> Apple processing, quality control, storage and cold storage
Pavilions (4x)	3x – agriculture 1x – agritourism	<ul style="list-style-type: none"> Pole-foundation freestanding structures to provide storage areas for produce, animals, equipment, and shade for agritourism activities 	1,000 sf each 25' x 40'	250'	<ul style="list-style-type: none"> Storage of equipment and produce, maintenance area
Storage Barns (2x)	Agriculture	<ul style="list-style-type: none"> Storage of equipment, tools, supplies primarily related to agriculture 	40' x 80'	40'	<ul style="list-style-type: none"> Storage of equipment and produce, maintenance area

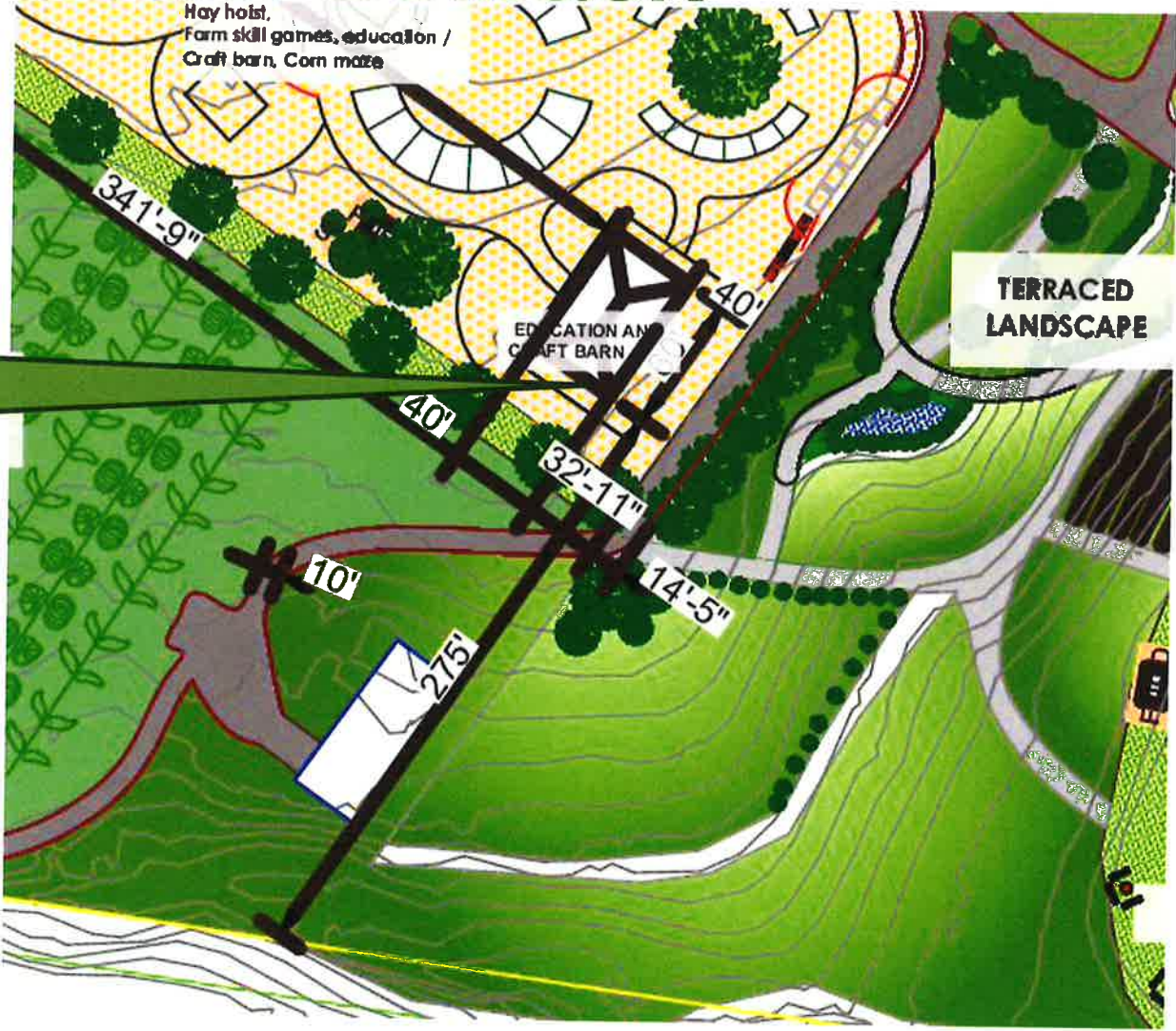
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Education and Craft Barn Setback

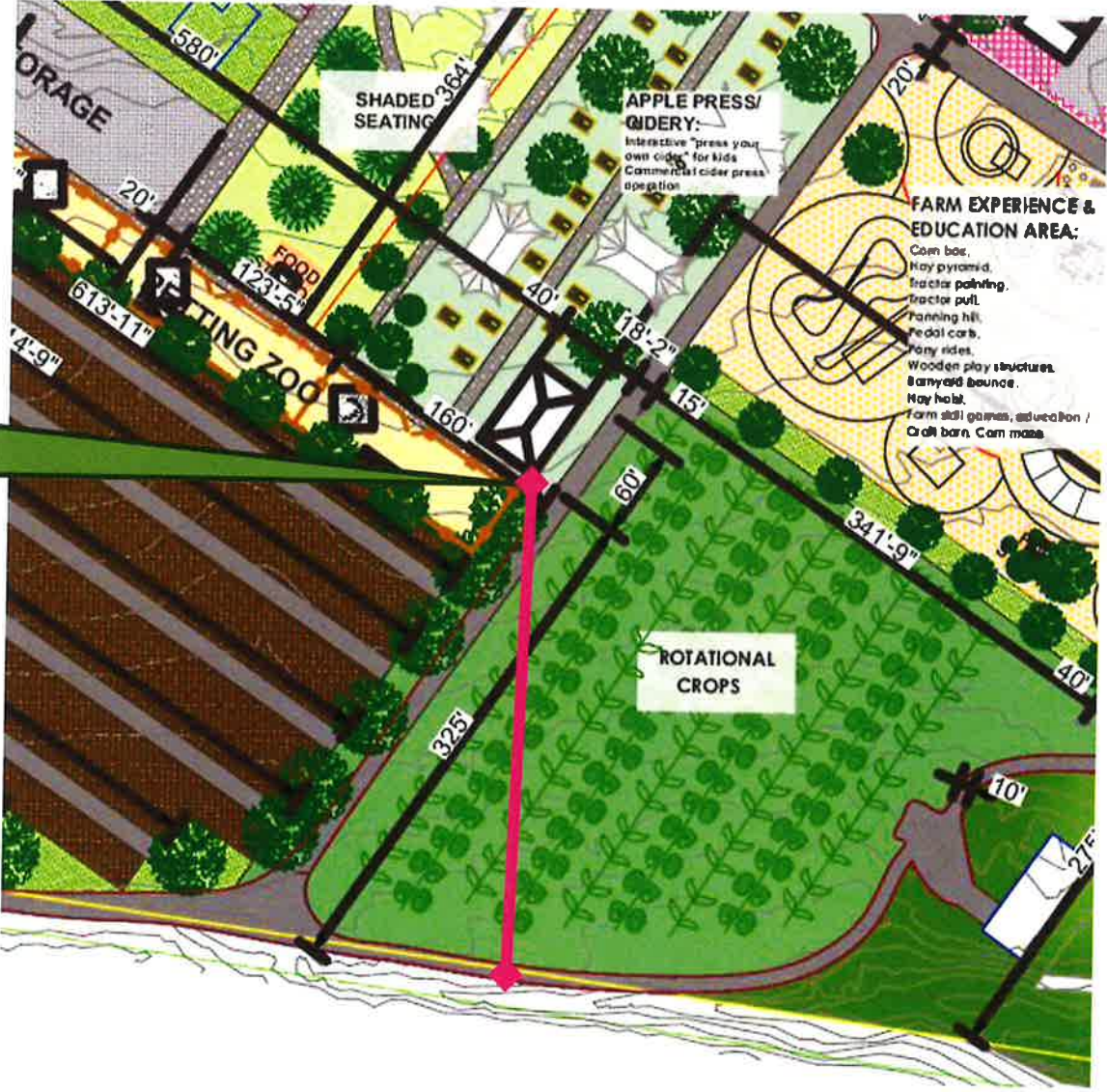
Education and Craft Barn set back 275 feet from nearest property line



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Cidery Setback

Cidery set back 325 feet from the nearest property line



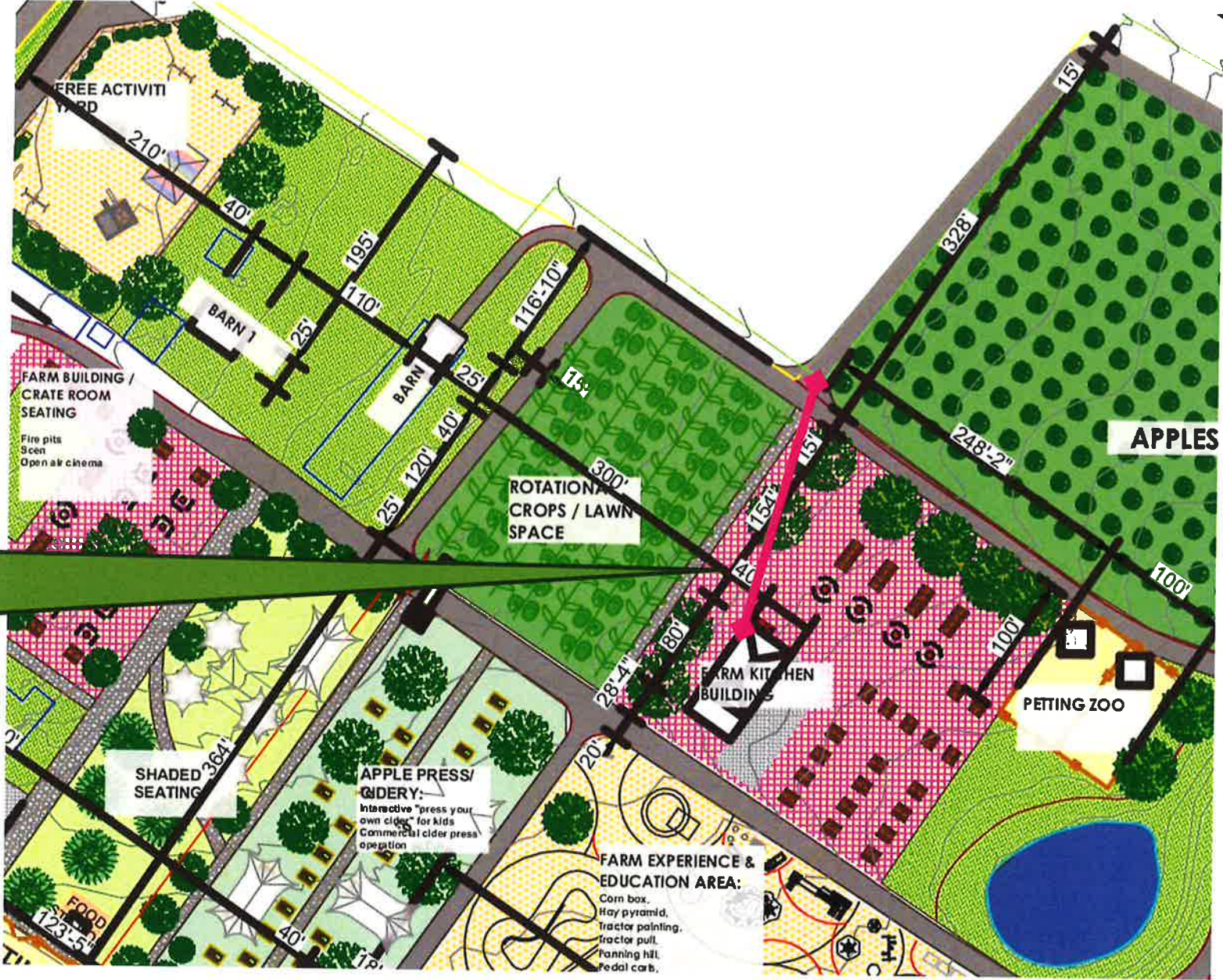
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Farm Kitchen

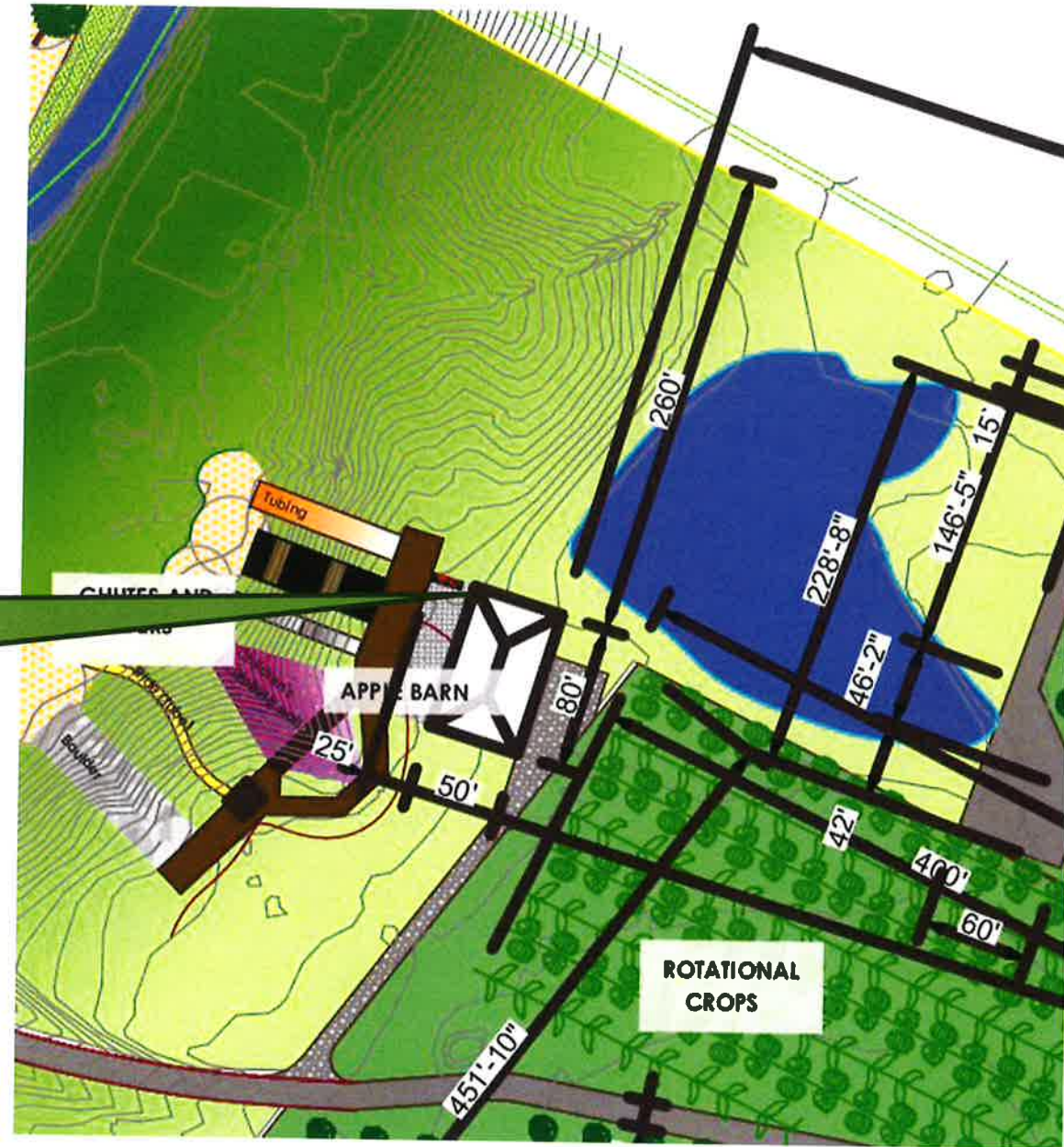
Farm Kitchen set back more than 169' from nearest property line



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Apple Barn

260 foot setback
from nearest
property line

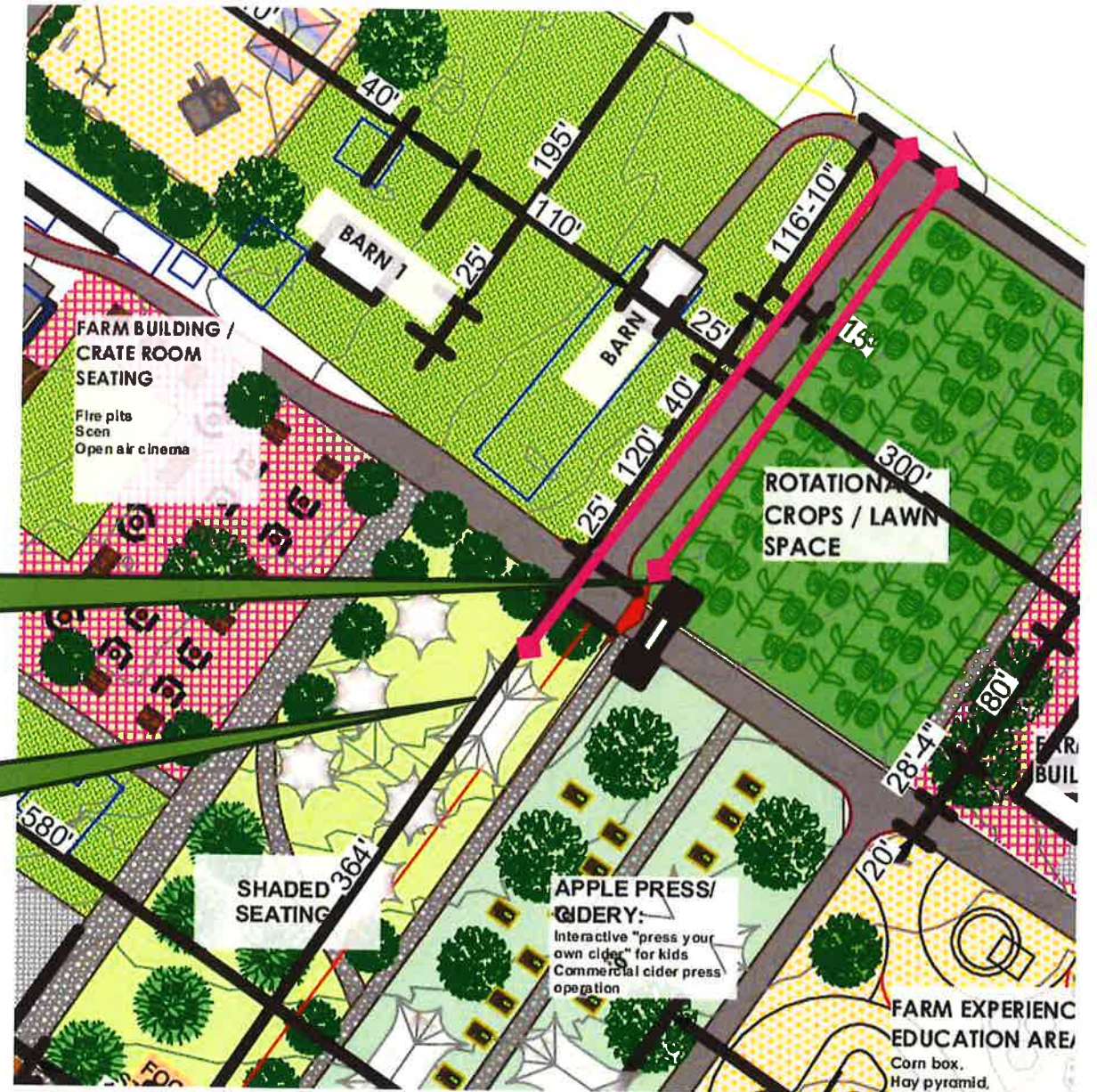


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Pedestrian Entry and Pavilion

Entry is more than 260 feet from nearest lot line

Closest pavilion to lot line is more than 250 feet



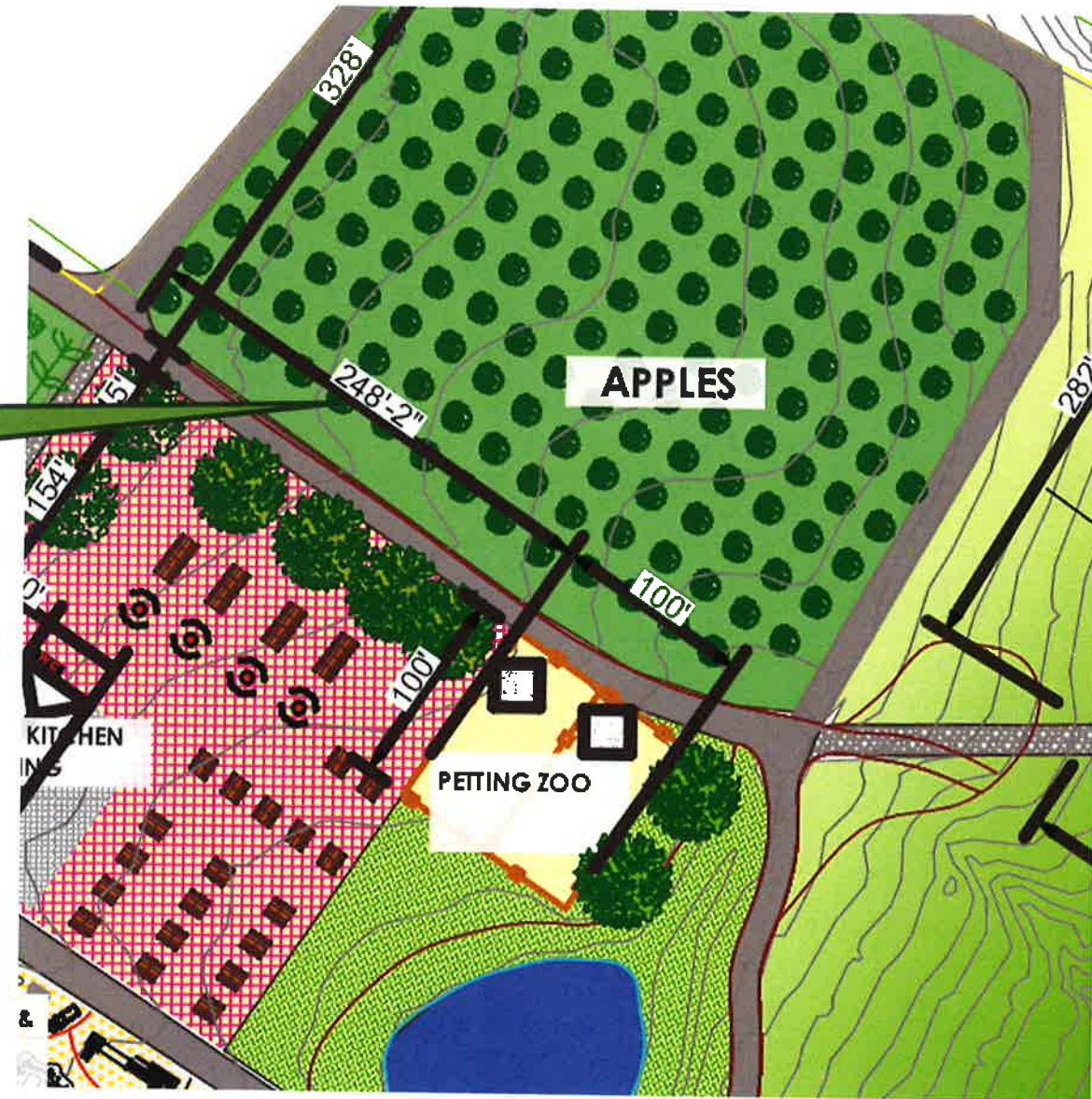
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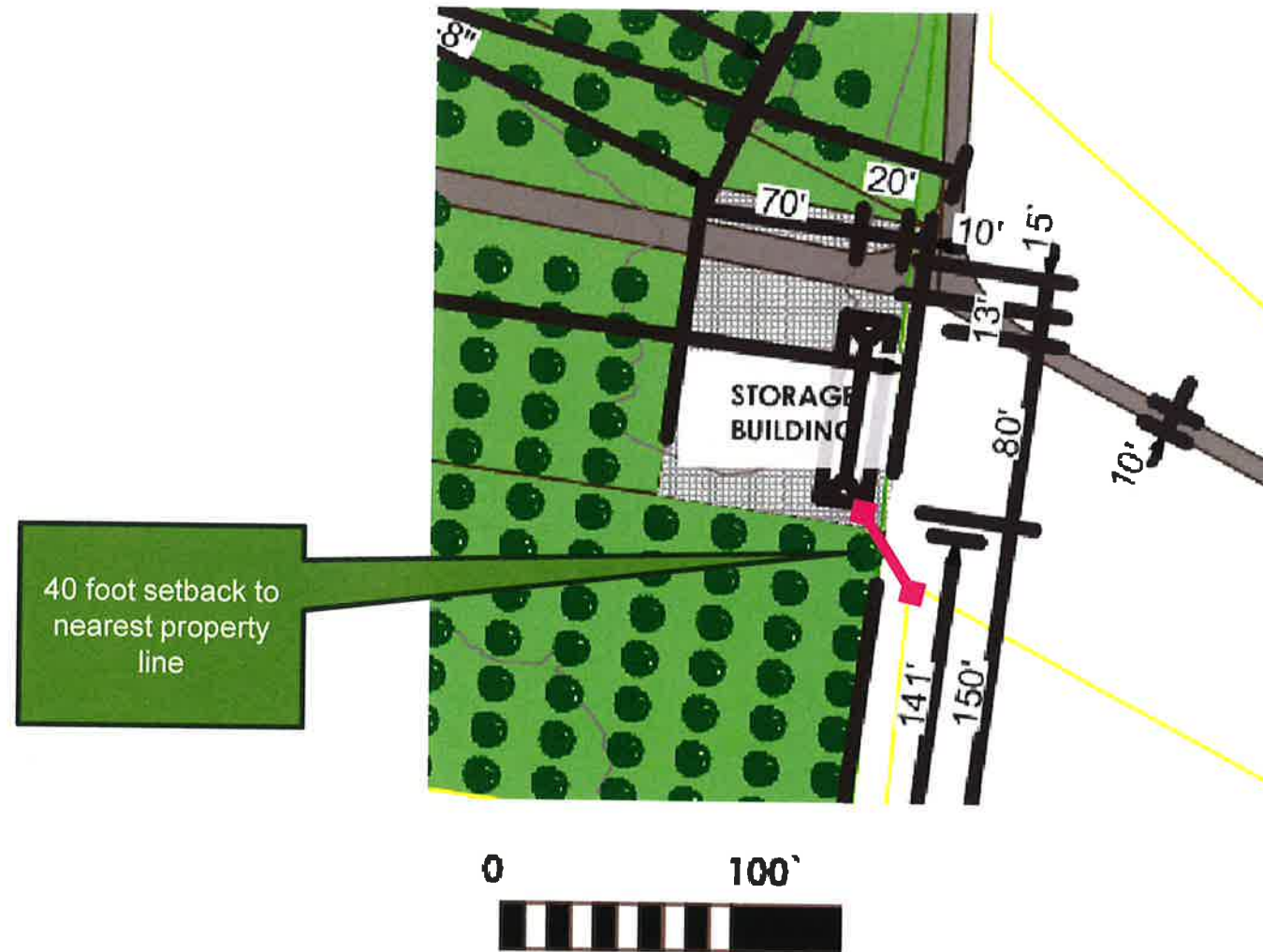
Animal Barns

Animal barns
more than 250'
setback to nearest
lot line



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Storage Building

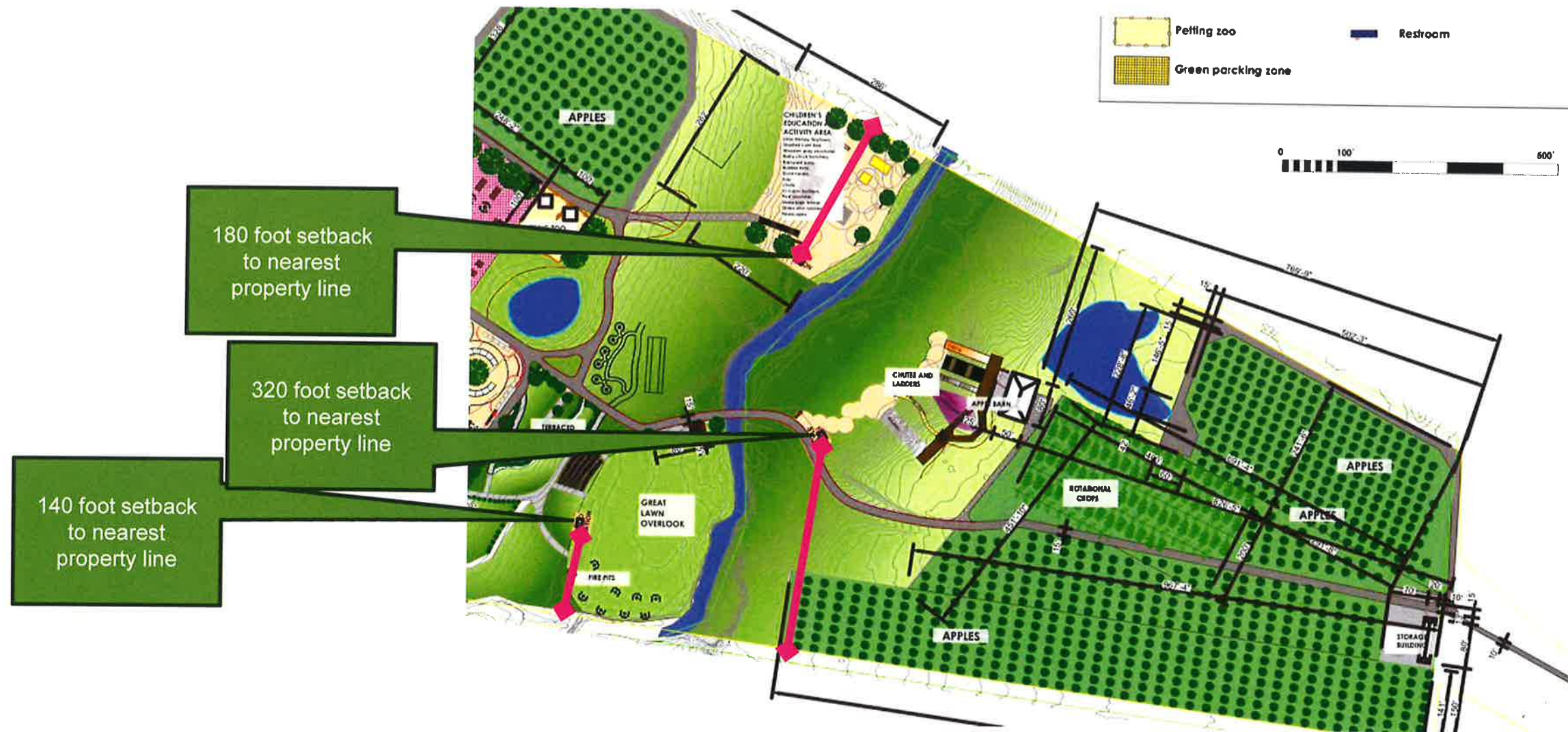


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Food Stations

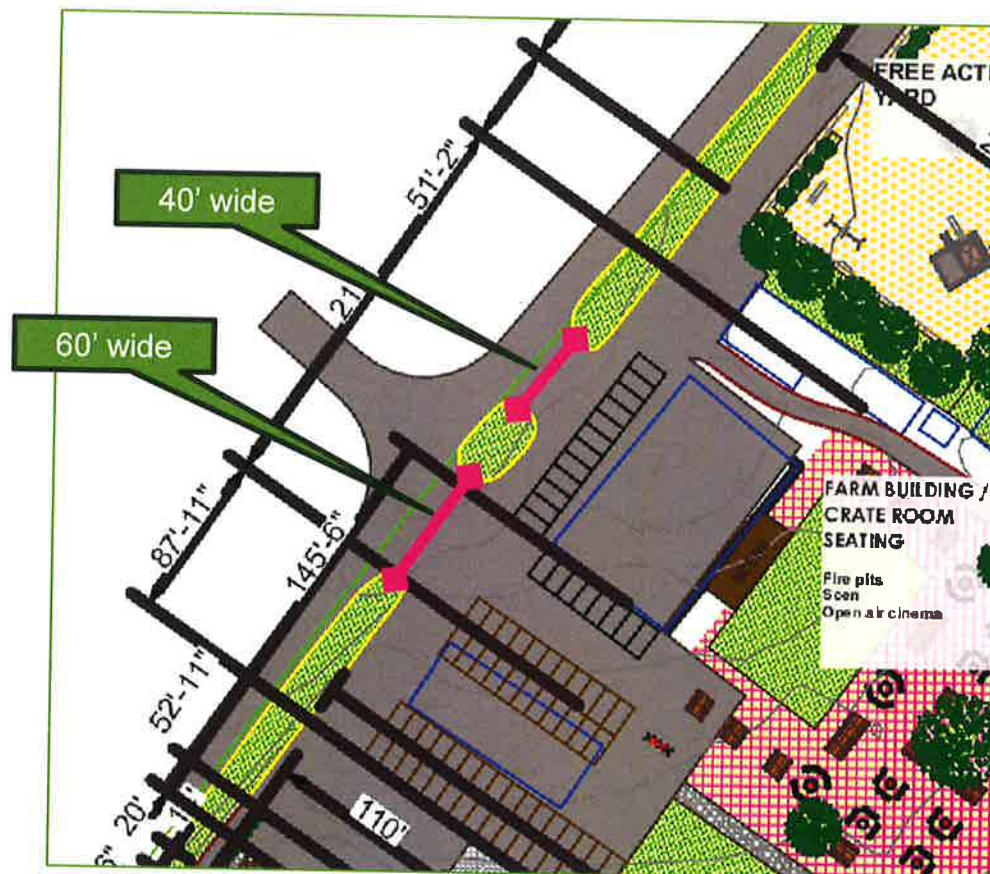
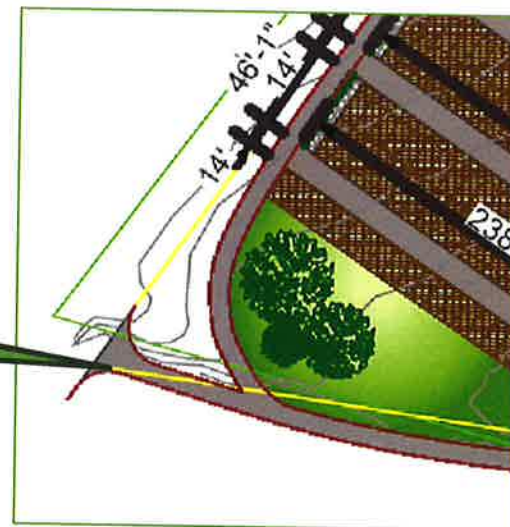


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Entry and Exit Widths



Southern Exit: 15' road leading to 40' wide exit point



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