



## Legislation Details (With Text)

<b>File #:</b>	22-0764	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing - 11:30 AM	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	8/25/2022	<b>In control:</b>		Board of County Commissioners	
<b>On agenda:</b>	9/27/2022	<b>Final action:</b>			
<b>Title:</b>	First of Two Required Public Hearings to consider a Unified Land Development Code text amendment to Article XVI "Overnight Accommodations", adding Sec. 404.72 "Farm Stay"				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Staff report, 2. Draft ordinance, 3. RCAC suggestions from 8.16.22 meeting.pdf, 4. Dr. Eric Fuller Farm Stay Changes and Rationale.pdf, 5. Presentation				

Date	Ver.	Action By	Action	Result
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### Agenda Item Name:

First of Two Required Public Hearings to consider a Unified Land Development Code text amendment to Article XVI "Overnight Accommodations", adding Sec. 404.72 "Farm Stay".

### Presenter:

Mehdi Benkhatar, 352-374-5261

### Description:

The first of two required public hearings to consider an amendment to Article XVI of the Unified Land Development Code "Overnight Accommodations" to add Sec. 404.72 "Farm Stay", allowing limited overnight accommodations on properties with an Agriculture Classification from the Property Appraiser.

### Recommended Action:

Staff recommends that the Board of County Commissioners hear the presentation and approve the proposed text of the amendment to Article XVI "Overnight Accommodations" of the Unified Land Development Code, adding Section 404.72 "Farm Stay" and authorize advertisement of the second public hearing.

### Prior Board Motions:

- The BoCC approved a motion at its 6/28/22 meeting authorizing staff to advertise a ULDC amendment related to "Farm Stay".
- The BoCC approved a motion at its 4/26/22 meeting for staff to explore possible RV/camping overnight accommodation on a limited scale within the Agriculture zoning district.
- The BoCC approved a motion at its 2/1/22 meeting for staff to look at overnight accommodation options related to agritourism.

**Fiscal Consideration:**

\$50 to cover the cost of amending 2 pages of the Unified Land Development Code in account 001.65.6500.554.49.00.

**Strategic Guide:**

Social and Economic Opportunity

**Background:**

Staff has received inquiries from citizens related to overnight accommodation options in conjunction with agritourism. The proposed new use of "Farm Stay" would allow up to four (4) RVs, camping cabins or tents on parcels with Agriculture zoning or in other single-family residential zoning districts that have an Ag classification from the Property Appraiser.

Staff has proposed standards for how Farm Stays would be regulated, including: allowable zoning districts, minimum acreage required, owner occupancy, maximum number of units and unit type and size, setbacks, access, maximum length of stay and a prohibition on use as farmworker housing. As the proposed amendment changes allowed uses within a zoning district, two public hearings are required.