

Attachment B – *REVISED* Table of Agritourism Uses

<u>Agritourism Use</u>	<u>Type of Permit</u>	<u>Minimum Lot Area</u>	<u>Maximum Occupancy/ Sales/Floor Area/ Frequency of Activity</u>	<u>Food Sold</u>	<u>Other Noteworthy Requirements</u>
Grower Stands, Farm Stands, Farm Markets					
grower stand	None	None	1,500 sq. ft.	Yes, only as permitted by Section 824-4.006 (e) and 824-10.006.	<ul style="list-style-type: none"> ▪ Sale of farm products produced on-site or proximate to the site, including bottled or canned drinks ▪ A maximum of three food trucks or mobile food vendors at a time may operate as an accessory use during operations.
farm stand	Ministerial**	None	1,500 sq. ft.	Yes, see Section 824-4.006 (b) and (e) and 824-10.006.	<ul style="list-style-type: none"> ▪ Sale of farm products produced on-site or proximate to the site. ▪ Up to 40 percent of the total sales area used for the sale of value-added farm products produced on-site or proximate to the site; farm products not produced on-site or proximate to the site; and non-agricultural items. ▪ No more than 10 percent of the total sales area of a farm stand may be used for the sale of either or both of the following: non-agricultural items and farm products not produced on-site or proximate to the site. ▪ A maximum of three food trucks or mobile food vendors at a time may operate as an accessory use during operations.
farm market	Land Use Permit	None	3,500 sq. ft.	Yes, see Section 824-4.006 (c) and (e) and 824-10.006.	<ul style="list-style-type: none"> ▪ Sale of farm products produced on-site or proximate to the site and value-added farm products produced on-site or proximate to the site. ▪ Up to 20 percent of the total sales area may be used for the sale of either or both of the following: non-agricultural items and farm products not produced on-site or proximate to the site. ▪ A maximum of three food trucks or mobile food vendors at a time may operate as an accessory use during operations.
Lodging					
farm stay	Ministerial** Renewed annually	10 acres	5 bdrms max; 2 p/bdrm with a max of 10 at any one time; not more than 30 consecutive days; 90 days max to host in a calendar year.	Yes, served only to guests.	<ul style="list-style-type: none"> ▪ Noise restriction – quiet hrs 10 pm – 7 am ▪ Exterior light directed downward and away from properties. ▪ Provide an agricultural activities and promotion plan.
agricamping	Land Use Permit	10 acres	5 max camping structures or travel trailers; 2 max/camping structure with a max of 10 at any one time; not more than 30 consecutive days	Yes, served only to guests.	<ul style="list-style-type: none"> ▪ Noise restriction – quiet hrs 10 pm – 7 am ▪ Exterior light directed downward and away from properties. ▪ Provide an agricultural activities and promotion plan.
bed and breakfast	Land Use Permit	10 acres	5 bdrms max; 2 p/bdrm with a max of 10 at any one time; not more than 30 consecutive days.	Yes, served only to guests.	<ul style="list-style-type: none"> ▪ Noise restriction – quiet hrs 10 pm – 7 am ▪ Exterior light directed downward and away from properties. ▪ Provide an agricultural activities and promotion plan. ▪ At least 80% of parcel is engaged in agricultural activities and kept free of structures. ▪ Served by a retail water supplier or within boundaries of the East Contra Costa County Groundwater Subbasin. ▪ Not located within ¼ mile of another bed and breakfast establishment.

**Three or more of the following uses may be established on a lot with issuance of a land use permit:

farm stand; farm stay; farm dinner; small winery without a tasting/on-site sales area; or small olive oil mill without a tasting/on-site sales area.

Food Service					
farm dinner	Ministerial** Renewed annually	None	Up to 12 farm dinners/yr; 30 max guests, except one farm dinner annually with a max of 150 guests located w/in existing structure, outdoors, patio or deck.	Yes	<ul style="list-style-type: none"> Noise restriction – quiet hrs 10 pm – 7 am Exterior light directed downward and away from properties. Provide an agricultural activities and promotion plan. Not authorized for a microenterprise home kitchen operation.
farm-to-table restaurant	Land Use Permit	10 acres	1,500 sq. ft. max dining area, 35 guests max for dining area.	Yes	<ul style="list-style-type: none"> Noise restriction – quiet hrs 10 pm – 7 am Exterior light directed downward and away from properties. At least 50% of fruits and vegetables served must be grown on-site; at least 75% of fruits and vegetables served must be grown within CCC. A land use permit may, based on the site’s agricultural activities and seasonal impacts on production, authorize a different percentage of fruits and vegetables grown on-site. Provide an agricultural activities and promotion plan. At least 80% of parcel is engaged in agricultural activities and kept free of structures. Served by a retail water supplier or within boundaries of the East Contra Costa County Groundwater Subbasin. Not located within one mile of another farm-to-table establishment.
Wineries					
small winery w/o tasting/on-site sales area	Ministerial**	None	5,000 sq. ft. cumulative max floor area.	No	<ul style="list-style-type: none"> Produce 50,000 gallons max annually. Min 25% of production must be from fruit grown on-site. Min 50% of production must be from fruit grown CCC.
Small winery w/tasting/on-site sales area	Land Use Permit	None	5,000 sq. ft. cumulative max floor area; cumulative max floor area of all tasting and on-site sales is 30% of total floor area of production facilities.	Yes, see Section 824-6.006	<ul style="list-style-type: none"> Produce 50,000 gallons max annually. Min 25% of production must be from fruit grown on-site. Min 50% of production must be from fruit grown CCC
Large winery	Land Use Permit	None	5,000 sq. ft. cumulative max floor area; cumulative max floor area of all tasting and on-site sales is 30% of total floor area of production facilities.	Yes, see Section 824-6.006	<ul style="list-style-type: none"> Produce more than 50,000 gallons annually. Min 25% of production must be from fruit grown on-site. Min 50% of production must be from fruit grown CCC.
Olive Oil Mills					
small olive oil mill w/o tasting/on-site sales area	Ministerial**	None	5,000 sq. ft. cumulative max floor area.	No	<ul style="list-style-type: none"> Produce 50,000 gallons max annually. Min 25% of production must be from fruit grown on-site. Min 50% of production must be from fruit grown CCC
small olive oil mill w/tasting/on-site sales area	Land Use Permit	None	5,000 sq. ft. cumulative max floor area; cumulative max floor area of all tasting and on-site sales is 30% of total floor area of production facilities.	Yes, see Section 824-6.006	<ul style="list-style-type: none"> Produce 50,000 gallons max annually. Min 25% of production must be from fruit grown on-site. Min 50% of production must be from fruit grown CCC
large olive oil mill	Land Use Permit	None	5,000 sq. ft. cumulative max floor area; cumulative max floor area of all tasting and on-site sales is 30% of total floor area of production facilities.	Yes, see Section 824-6.006	<ul style="list-style-type: none"> Produce more than 50,000 gallons annually. Min 25% of production must be from fruit grown on-site. Min 50% of production must be from fruit grown CCC.

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