

**Land Development Regulation Advisory Board (LDRAB)**  
**Agriculture Marketplace Subcommittee**  
**Amendments to the Agenda**  
(Updated 05/18/12)

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<b>#1</b>	<b>Page 7 (line 46), Exhibit B – Agriculture Marketplace (Agricultural Reserve [AGR] Tier Part 4</b>
	<b>Reason for Amendments:</b> [Zoning] To clarify that preserve areas including conservation easements shall not be included within the calculation of the Floor Area Ratio (FAR) of the Agriculture Marketplace.

**a) Floor Area**  
A maximum of 24,000 square feet of GFA, including outdoor display areas. The floor area shall not include any FAR transferred from the portions of the site that is dedicated to Bona Fide Agriculture production or otherwise encumbered with a conservation easement, preserve area or other similar protection.

<b>#1</b>	<b>Page 7 (line 55 – 57), Page 8 (line 1 and 13), Exhibit B – Agriculture Marketplace (Agricultural Reserve [AGR] Tier Part 4</b>
	<b>Reason for Amendments:</b> [Zoning] 1) Delete language to clarify that open space activities listed on the site plan as part of the Agriculture Marketplace Class A Conditional Use approval, are not considered Special Events, therefore Special Permits are not required; and, 2) Allow ten percent of a collocated and permanent Green Market square footage to include open Flea Market sales.

**(2) Special Event**  
~~**(a) Outdoor Open Space Areas Permanent Activities**~~  
~~These activities shall be clearly shown and labeled on the Site Plan and shall function with other uses on the site. Impacts from these uses, such as: traffic, parking, rest rooms, nuisances, etc shall be addressed as part of the Class A Conditional Use approval. The BCC may impose conditions of approval to address these activities. Areas set aside as outdoor open space for collocated uses, including special activities and Permanent Green Market, shall be limited to a maximum of 12,000 square feet. Permanent shelters, such as Seminole chickee huts shall be limited to a maximum of 2,000 square feet.~~

**(3) Special Event**  
~~**(b) Temporary Special Permits**~~  
Subject to approval of a Special Permit. Additional activities, such as: cooking classes, charity events, but excluding otherwise permitted accessory uses (i.e. “U-Pick-Em”), shall be permitted by right, subject to the following:  
~~**(1-a)**~~ Shall be located within the GFA of the Agriculture Marketplace or permitted Outdoor Open Space areas;  
~~**(2-b)**~~ The maximum number of participants, including a combination of special activities, shall not exceed 50 attendees; and,  
~~**(3-c)**~~ Overflow parking is provided. A minimum of one parking space shall be provided for each three attendees.

**(34) Permanent Green Market**  
Subject to DRO approval. A Flea Market may be permitted in conjunction with a Green Market limited to ten percent of the total square footage used for the Green Market.

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**Notes:**  
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**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**  
**AGRICULTURE MARKETPLACE SUB-COMMITTEE**  
**(FKA: Produce Stand and Related Uses Subcommittee)**

**MONDAY, MAY 21, 2012 AGENDA**  
**2300 NORTH JOG ROAD**  
**KENNETH S. ROGERS HEARING ROOM - 1<sup>ST</sup> FLOOR (VC-1W-47)**  
**2:00 P.M. – 4:00 P.M.**

**A. CALL TO ORDER**

1. Roll Call
2. Introduction
3. Additions, Substitutions and Deletions to Agenda
4. Motion to Adopt Agenda
5. Adoption of April 16, 2012 Minutes (**Exhibit A**)

**B. REVIEW OF AGRICULTURE MARKETPLACE AMENDMENTS(Exhibit B)**

**C. DRAFT AMENDMENT DISCUSSION**

**D. ADJOURN**

## EXHIBIT A

**AGRICULTURE MARKETPLACE SUBCOMMITTEE  
(FKA: PRODUCE STAND AND RELATED USES SUBCOMMITTEE)  
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

**MINUTES OF THE APRIL 16, 2012 MEETING**

**Prepared by Zona Case**

On Monday, April 16, 2012, the Agriculture Marketplace Subcommittee met at the Vista Center, Kenneth Rogers Hearing Room, VC-1W-47, at 2300 North Jog Road, West Palm Beach, Florida.

### **A. CALL TO ORDER**

#### **1. Roll Call**

Ms. Lori Vinikoor, Chair, called the meeting to order at 2:05 p.m.

#### **2. Introductions**

Those in attendance were asked to introduce themselves.

**Subcommittee Members:** Lori Vinikoor, Jim Knight, Terrence Bailey, Barbara Katz, Joni Brinkman.

**Interested Parties:** Steve Bedner, Jeff Brophy, Mark Perry, Ken Lassiter, Richard Machek, Robert Pawa, Mitchell Marder, Rick Roth, Harvey Berger, Robert Schulbaum, Dagmar Brahs, Myrna Rosoff, and Stuart Caine.

**County Staff:** Commissioner Shelley Vana, Barbara Alterman, Audrey Norman, Arthur Kirstein, Danna Ackerman-White, Monica Cantor, William Cross, Bryan Davis, Kurt Eisman, Cynthia McDougal and Zona Case.

#### **3. Additions, Substitutions and Deletions to Agenda**

There were no additions, substitutions or deletions to the agenda.

#### **4. Motion to adopt Agenda**

Motion to adopt by Terrence Bailey seconded by Jim Knight. Motion passed (4-0).

#### **5. Adoption of April 2, 2012 Minutes (Exhibit A)**

Mr. Bailey moved to adopt, seconded by Barbara Katz. Motion passed (4-0).

### **B. DIRECTORS COMMENTS**

Mr. Cross advised that due to staffing, the minutes will be presented in a more summarized format for all future meetings. Every effort will be made to record the important points. He also pointed out that the recorded meetings can be found on the Zoning Division web page, which negates the need for detailed minutes.

Mr. Cross noted the arrival of Commissioner Shelley Vana.

### **C. CONTINUATION OF 4-2-12 DRAFT AMENDMENT DISCUSSION**

#### **1. Collocated Uses**

Following-up on the last meeting where the question of what is agriculture and what is commercial was discussed, Mr. Cross noted that a request was made for Planning staff to clarify the land use regulations in the Comprehensive Plan and to find out what trips the balance from agriculture to commercial. Mr. Davis explained that:

- Zoning regulates the policies and objectives of the Comprehensive Plan.
- In relation to the Agricultural Reserve (AGR) Tier, the Plan requires limiting uses to agriculture, conservation, and low density residential. The non residential uses should serve the residents of the tier.
- There are several thresholds in the Plan and the ULDC and it is not possible to go beyond the land use without text amendments.
- The possibility to have other uses in the tier is through Special Agriculture (SA) Future Land Use (FLU) regulations which allow more flexibility. There may be other categories under which the proposed uses might fit and he will check to see if there are others that can be used.

Ms. Norman questioned whether green markets were being considered for the site. Mr. Cross clarified that such was being proposed as a collocated use. Clarification was given that Zoning staff has not received exactly of what is desired by industry.

Ms. Vinikoor invited feedback from members of the public. Some of the comments included limiting agriculture marketplace size and remove restrictions to allow grocery sales; to make the site one-stop shop convenient for residents in the area by allowing edibles, while other participants requested to limit the sale of groceries; focus on what agriculture is intended; review the definition of food; support farmers to succeed; and, allow some commercial operations if owner meets criteria to make agriculture a sustainable enterprise.

## EXHIBIT A

Mr. Perry, when asked by Ms. Katz and Mr. Cross to express what Bedners would like to do on the site, stated to include sale of processed products; allow food service (semi-permanent BBQ trailer); have 12 events per year; and, use previous idea to utilize all site intensity to be 30 percent retail sales for food items and agriculture products, 30 percent collocated uses, and 30 percent for institutional uses such a museum in conjunction with educational component. He also clarified that he disagrees with the five percent for sale of grocery items.

Mr. Bailey asked that staff's position be respected as they have to be professional and ensure the regulations are acceptable to a broad cross section and to the Commissioners.

Ms. Katz recommended staff to look for another term other than "*commercial*" activity since it seems to be an issue for the project to develop and requested every effort be made to ensure that the AGR is preserve.

Ms. Norman said her understanding is that Bedners is interested in selling food items only, agricultural tours, and seasonal food events and questioned if they are asking to have food festivals. Mr. Perry responded that he did not ask to sell groceries, just raw, processed or prepared food and have events that enhance holidays.

Mr. Brophy stated his opinion by saying that he has very little disagreement about collocated uses but recommended use the farm product definition contained in the bonafide agriculture state law. Parking and landscaping issues can be overcome and definition of commercial comes down to size and how it is affected by the Plan. Regarding special events he suggested to get ideas from public as to what they would want.

Mr. Bailey made the point that the BBQ trailer is left on site every night. It is not mobile, it is not a restaurant, so it should be termed "*permanent*" if left permanently on site which could become a restaurant in the future. Mr. Knight opined that he is comfortable with either and Ms. Katz suggested the possibility of drafting language to say it is allowed to stay or move. Mr. Perry said the trailer is now parked on site and moved approximately five to six times per year. Hours of operation are 9 a.m. to 6 p.m., seven days a week. Ms. Brinkman recommended that regulations be very clear and suggested a limit of one food truck.

### 2. Special Events

It was explained that the Code only allows three special events per year for not more than 14 consecutive days. The proposed 12 events per year would be better included on approved site plan and monitored by Code Enforcement on a report basis.

Ms. Brinkman recommended that those events related to agriculture be subject to special permit while those that do not meet the agricultural tier intent be presented to the BCC for approval.

Mr. Cross asked industry to fill out the form included in the packet and differentiate if they are special events or activities. Ms. Alterman added that staff has consistently asked what is Bedners business plan and she suggested that they should be mindful that the larger the use the less the agricultural space will be - it turns into a parking lot. Mr. Perry indicated that flow of traffic would be provided individually for every special event and said he would complete the list soon.

### 3. Maximum Overall Square Footage

Mr. Perry expressed appreciation for staff's open mindedness but said 15,000 sq. ft. collocated is too restrictive and is unacceptable. Mr. Bailey pointed that this is 3,000 sq.ft. more than Bedners now have. Mr. Perry responded that additional space is not needed at this time, but if approval is given, they will apply for more at a later date.

Mr. Bailey moved for 0.05 FAR and split it half for produce stand and half for accessory uses. Mr. Davis said he would go back and look at the Plan and discuss further with Management staff to find out if that is possible.

Mr. Knight was comfortable with the 0.05 FAR limited to 1/3<sup>rd</sup> each for produce stand, collocated uses, and institutional, and he moved for approval. Motion approved (4 - 0).

## EXHIBIT A

### **4. Maximum Percentage/Square Footage Permitted for Grocery Sales**

This topic was generally discussed under Collocated Uses at the beginning of the meeting.

### **5. Definitions**

This topic was included in the discussion under Collocated Uses at the beginning of the meeting.

### **D. NEXT MEETING AGENDA**

Depending on feedback from industry, the next meeting will include additional changes to the proposed language presented in the draft.

### **E. ADJOURN**

Mr. Knight motioned for adjournment and Mr. Bailey seconded the motion. The meeting adjourned at 4:15 p.m.

EXHIBIT B

AGRICULTURE MARKETPLACE  
(AGRICULTURAL RESERVE [AGR] TIER)  
SUMMARY OF AMENDMENTS  
(Updated 05/16/12)

1  
2 Part 1. ULDC Art. 1.C.1.A.2, Interpretation and Application (pages 8 of 115), is hereby  
3 amended as follows:  
4

**Reason for amendments:** [BCC] To establish a definition for weekend since this term applies to Special Events and their time limit.

5 CHAPTER C RULES OF CONSTRUCTION AND MEASUREMENT

6 Section 1 Rules of Construction

7 A. General

8 2. Interpretation and Application

9 z. Weekend – Friday, Saturday and Sunday.  
10 [ReNUMBER Accordingly]

11  
12  
13 Part 2. ULDC Art. 1.I.2, Definitions (pages 34 of 115), is hereby amended as follows:  
14

**Reason for amendments:** [BCC] Per discussion at the January 17, 2012 BCC Workshop to discuss the AGR Tier, the BCC directed PZ&B to reconvene the Produce Stand Subcommittee for the purposes of coordinating with Agricultural industry in the AGR Tier to explore issues to support agriculture in PBC. The following definition for an Agriculture Marketplace would accommodate a comprehensive approach to managing multiple agricultural related uses that provides for additional economic viability for farming operations while ensuring that such uses do not result in the establishment of commercial operations or otherwise infringe upon the viability of bona-fide agricultural operations.

15 CHAPTER I DEFINITIONS & ACRONYMS

16 Section 2 Definitions

17 A. Terms defined herein or referenced in this Article shall have the following meanings:

18 ....

19 [ReNUMBER accordingly.]

20 48. Agriculture Marketplace – A use that is accessory, incidental and subordinate, to a bona-  
21 fide agricultural use in the AGR Tier, conducted to allow for the sale of agricultural products  
22 or enhanced opportunities for visitors, which generates income for the owner or operator of  
23 the bona-fide agricultural use, adding economic viability to farming operations.

24 [ReNUMBER accordingly.]  
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EXHIBIT B

AGRICULTURE MARKETPLACE  
(AGRICULTURAL RESERVE [AGR] TIER)  
SUMMARY OF AMENDMENTS  
(Updated 05/16/12)

1 Part 3. ULDC Table 4.A.3.A – Use Matrix Continued, Definitions (page 13 of 170), is hereby  
2 amended as follows:  
3

**Reason for amendments:** [Zoning] 1) Correct scrivener's error for Green Market in AGR Zoning district as current Art. 4.B.1.A.64.b, Duration and Approval, requires that a Green Market be subject to Special Permit approval; 2) Establish Conditional Use approval process to ensure that site development on AGR parcels allows for public input; 3) See Agriculture Marketplace amendments under Bona-fide Agriculture for proposed administrative approval of Green Markets collocated with an Agriculture Marketplace; and, 4) Revisions for PDD's and TDD's will be provided as a separate Exhibit.

4

Table 4.A.3.A - Use Matrix Continued

Use Type	Zoning District/Overlay																N O T E		
	Agriculture/ Conservation			Residential				Commercial					Industry/Public						
	P C	A G R	A P	AR R U S A	R E T S M	R	R	R	C N	C L O	C C O	C H O	C G R E	I L	I G	P O		I P F	
<b>Commercial Use</b>																			
....																			
Temporary Green Market		<u>P</u>	<u>S</u>							<u>S</u>		<u>S</u>		<u>S</u>					
Permanent Green Market										<u>B</u>		<u>B</u>		<u>D</u>					
....																			
<b>Agricultural Uses</b>																			
Agriculture, Bona Fide			P	P	P	A	A	A	A	A	A	A	A	A	A	A	P	A	3
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2011-016]																			
<b>Key:</b>																			
P Permitted by right																			
D Permitted subject to DRO approval																			
S Permitted subject to Special Permit approval																			
B Permitted subject to Zoning Commission approval																			
A Permitted subject to Board of County Commission approval																			

5  
6  
7 Part 4. ULDC Art. 4.B.1.A3, Bona Fide Agriculture, Supplemental Use Standards (page 29 of  
8 170), is hereby amended as follows:  
9

**Reason for amendments:** [BCC] Per discussion at the January 17, 2012 BCC Workshop to discuss the AGR Tier, the BCC directed PZ&B to reconvene the Produce Stand Subcommittee for the purposes of coordinating with Agricultural industry in the AGR Tier to explore issues to support agriculture in PBC. The following supplemental standards for an Agriculture Marketplace would accommodate a comprehensive approach to managing multiple agricultural related uses that provides for additional economic viability for farming operations while ensuring that such uses do not result in the establishment of commercial operations or otherwise infringe upon the viability of bona-fide agricultural operations.

10 CHAPTER B SUPPLEMENTARY USE STANDARDS

11 Section 1 Uses

12 A. Definitions and Supplementary Standards for Specific Uses

13 3. Agriculture, Bona Fide

14 Any plot of land where the principal use consists of the growing, cultivating and harvesting of  
15 crops; the raising of animals, inclusive of aviculture, aquaculture, horses and livestock; the  
16 production of animal products such as eggs, honey or dairy products; or the raising of plant  
17 material. The determination as to whether or not the use of land is considered bona fide  
18 agriculture shall be made pursuant to FS 823.14, Florida Right to Farm Act. [Ord. 2009-040]

19 ....

20 h. Accessory Agricultural Uses

21 These uses include "U-Pick-Em" operations; sale of on-site produced products; corrals;  
22 pens; training facilities; dipping vats; processing of raw material; storage sheds; repair,  
23 fabrication, body work and welding of agricultural equipment; freestanding coolers; bulk

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EXHIBIT B

AGRICULTURE MARKETPLACE  
(AGRICULTURAL RESERVE [AGR] TIER)  
SUMMARY OF AMENDMENTS  
(Updated 05/16/12)

1 storage of petroleum products; shipping containers used for temporary storage; washing,  
2 cutting, and packing of farm products, and canning, dehydration, and basic preparation of  
3 raw food products prior to shipment, and outdoor storage of equipment. [Ord. 2005 –  
4 002]

5 **i. Agriculture Marketplace**

6 A use that is accessory, incidental and subordinate, to a Bona-fide Agricultural use in the  
7 AGR Tier, conducted to allow for the sale of agricultural products or enhanced  
8 opportunities for visitors, which generates income for the owner or operator of the bona-  
9 fide agricultural use, adding economic viability to farming operations.

10 **1) Approval Process**

11 Class A Conditional Use.

12 **2) Location**

13 **a) Tier and District**

14 AGR Tier and Zoning district only.

15 **b) Frontage**

16 Frontage shall be on an arterial road designated on the PBC Functional  
17 Classification of Roads Map.

18 **c) Proximity to Residential Uses**

19 The parcel or area designated on the Final Site Plan for an Agriculture  
20 Marketplace shall be located at least 500 feet measured from the property line, if  
21 adjacent to existing residential uses, or approvals for PUD or TMD development  
22 areas with residential uses.

23 **3) Minimum Acreage and Production**

24 May be allowed if the land area has a minimum of 75 contiguous acres. A Unity of  
25 Control shall be required at the time for the approval of the Class A Conditional Use.

26 **a) Agriculture Preserve Parcels**

27 The minimum acreage requirements may include parcels under an agricultural  
28 conservation easement, identified as an AGR PUD Preserve or AGR TMD  
29 Preserve, or other similar protections, provided that the Agriculture Marketplace  
30 is not located on those parcels.

31 **b) Agriculture Production**

32 A minimum of 70 percent of the overall land area must meet the requirements for  
33 Bona Fide Agriculture.

34 **4) Use Limitations and Sale of Products**

35 The area designated as an Agriculture Marketplace shall be limited to the retail sales  
36 of agricultural products such as fruits, vegetables, flowers, containerized house  
37 plants and other agricultural food products such as jelly, jam, honey and juice. This  
38 shall not preclude any structures from being used for the coordination of activities for  
39 permitted collocated uses, or other accessory, educational or recreational uses  
40 permitted on the Bona-fide Agriculture operation. The sale of grocery or  
41 convenience-type foods or products shall not be permitted nor shall vending  
42 machines or other similar equipment be permitted, unless stated otherwise herein.

43 **a) Floor Area**

44 A maximum of 24,000 square feet of GFA, including outdoor display areas. The  
45 floor area shall not include any FAR transferred from the portions of the site that  
46 is dedicated to Bona Fide Agriculture production.

47 **b) Collocated Uses**

48 Additional uses may be permitted subject to compliance with the Supplemental  
49 Use Standards for each use and the following:

50 **(1) General Retail Sales**

51 Ten percent or 2,000 square feet, whichever is less, of the GFA of the  
52 Agriculture Marketplace may be devoted to General Retail Sales. There  
53 shall be no exterior signage advertising to the public of the sale of grocery or  
54 other retail products. Approval shall be part of the Class A Conditional Use.

55 **(2) Special Event**

56 **(a) Outdoor Permanent Activities**

57 These activities shall be clearly shown and labeled on the Site Plan and  
58 shall function with other uses on the site. Impacts from these uses, such  
59 as: traffic, parking, rest rooms, nuisances, etc shall be addressed as part  
60 of the Class A Conditional Use approval. The BCC may impose  
61 conditions of approval to address these activities. Areas set aside as  
62 outdoor open space for collocated uses, including special activities and  
63 Permanent Green Market, shall be limited to a maximum of 12,000  
64 square feet. Permanent shelters, such as Seminole chickee huts shall  
65 be limited to a maximum of 2,000 square feet.

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EXHIBIT B

AGRICULTURE MARKETPLACE  
(AGRICULTURAL RESERVE [AGR] TIER)  
SUMMARY OF AMENDMENTS  
(Updated 05/16/12)

**(b) Temporary – Special Permits**

Subject to approval of a Special Permit. Additional activities, such as: cooking classes, charity events, but excluding otherwise permitted accessory uses (i.e. “U-Pick-Em”), shall be permitted by right, subject to the following:

- (1.) Shall be located within the GFA of the Agriculture Marketplace or permitted Outdoor Open Space areas;
- (2.) The maximum number of participants, including a combination of special activities, shall not exceed 50 attendees; and,
- (3.) Overflow parking is provided. A minimum of one parking space shall be provided for each three attendees.

**(3) Permanent Green Market**

Subject to DRO approval.

**(4) Retail Sales, Mobile or Temporary**

Mobile sales shall be permitted subject to approval of a Special Permit.

**c) Outdoor Display**

Shall be limited to agricultural products only, located along the property’s frontage or other area, except within required setbacks.

**d) Storage**

Motor vehicles, including vans, trucks, semi-trucks, mobile homes, travel trailers, and other permanent or temporary structures shall not be used for storage or display purposes.

**e) Parking**

Off site parking within a public or private R-O-W, or to areas accessed by other than an approved access way, shall be prohibited.

**f) Hours of Operation**

- 1) Eight a.m. to six p.m. Monday through Saturday; and,
- 2) Ten a.m. to six p.m. Sunday.

[Renumber Accordingly]

Part 5. ULDC Art. 4.B.1.A.64, Green Market (page 55 of 170), is hereby amended as follows:

**Reason for amendments:** [Zoning] 1) Correct scrivener’s error for redundant reference to Special Permit requirements, as corrected in Table 4.B.1.A, Use Matrix; and, 2) to Clarify that a permanent Green Market is subject to DRO or other approval, parking standards, among other typical site design requirements.

CHAPTER B SUPPLEMENTARY USE STANDARDS

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

**64-1. Green Market, Temporary**

A temporary gathering of vendors for the purpose of selling fresh unprocessed fruit, vegetables, flowers, and consumable items such as coffee, bread and prepared food, on a retail basis.

**a. Lot Size**

A minimum of one acre.

**b. Duration and Approval**

Weekends only, subject to approval of a Special Permit. *A Temporary Green Market that is located within required parking spaces or access aisles for a temporary period of time, which shall be defined by anything exceeding one hour or several days, shall comply with the Special Permit requirements in Article 2.D.2. [Ord. 2010-005] [Ord. 2010-022] [Partially relocated from Art. 4.B.1.A.64-1.g]*

**c. Site Operation**

The market stall shall be located on the site as not to utilize required parking spaces or obstruct any access or parking lot aisles. [Ord. 2007-001]

**d. Temporary Electric Service**

The applicant shall obtain an electrical permit for temporary power, if applicable. [Ord. 2007-001]

**e. Stands**

Each vendor stand shall not exceed 150 square feet. The stand shall remain transportable. Motor vehicles such as vans or small trucks may be permitted provided the vehicle is removed from the site at the close of the market each weekend.

**f. Signage**

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EXHIBIT B

AGRICULTURE MARKETPLACE  
(AGRICULTURAL RESERVE [AGR] TIER)  
SUMMARY OF AMENDMENTS  
(Updated 05/16/12)

A maximum of two signs with a maximum sign face area of 32 square feet per side. Signs shall be setback a minimum of five feet from the base building line and have a minimum separation of 100 feet. Banners, pennants, balloons and flags shall be prohibited.

**g. Permanent Green Market**

~~A permanent Green Market shall be allowed to operate each weekend provided the area designated for the Green Market is not located in required parking and indicated on the final DRO site plan. A Green Market that is located within required parking spaces or access aisles for a temporary period of time, which shall be defined by anything exceeding one hour or several days, shall comply with the Special Permit requirements in Article 2.D.2. [Ord. 2010-005] [Ord. 2010-022] [Partially relocated to Art. 4.B.1.A.64-1.b, Duration and Approval]~~

**64-2. Permanent Green Market**

An area permanently designated on a Preliminary or Final Site Plan providing for the gathering of vendors on weekends and holidays, for the purpose of selling fresh unprocessed fruit, vegetables, flowers, and consumable items such as coffee, bread and prepared food on a retail basis.

**a. Lot Size**

A minimum of one acre.

**b. Duration**

Weekends and recognized federal holidays only.

**c. Stands**

Each vendor stand shall not exceed 150 square feet. The stand shall remain transportable and shall be removed from the site at the close of the market each weekend, or holiday where applicable. Motor vehicles such as vans or small trucks may be permitted subject to the preceding removal requirements.

**Part 6. ULDC Art. 6, Parking (page 5 of 39), is hereby amended as follows:**

**Reason for amendments:** [Zoning] 1) Establish minimum parking and loading standards for permanent Green Market, currently permitted in the LCC, IRO and URAO districts, and proposed to be accommodated in the AGR district when co-located with an Agriculture Marketplace. Parking ratio's are similar to but slightly less than that required for General Retail Sales, as the use is not permanent, thus not allowing for the same volume of inventory (less shelving or other display area) and does not include square footage of walkways or other similar; and, 2) Establish minimum parking and loading standards for proposed Agriculture Marketplace use. Parking ratio is the same as similar uses such as General Retail Sales and Permanent Produce Stand; and, 3) Clarify parking requirements for some uses that are accessory to Bona-fide Agriculture in accordance with Art. 4.B.1.A.h, Accessory Agricultural Uses.

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements**

Use Type: Commercial	Parking (1)	Loading (2)
....		
Green market		
<u>Temporary</u>	N/A	N/A
<u>Permanent</u>	<u>1 space per 250 sq. ft.</u>	<u>A</u>
....		
[Ord. 2005-002] [Ord. 2009-040] [Ord. 2011-016]		
<b>Loading Key:</b>		
Standard "A" One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.		
Standard "D" One space for each 50 beds for all facilities containing 20 or more beds.		
Standard "E" One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA		
The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.		

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**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

AGRICULTURE MARKETPLACE  
 (AGRICULTURAL RESERVE [AGR] TIER)  
 SUMMARY OF AMENDMENTS  
 (Updated 05/16/12)

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Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements – Cont'd

Use Type: Agriculture	Parking (1)	Loading (2)
Agriculture, bona fide	1 space per 1,000 sq. ft.	B
<u>Accessory Agricultural Uses (U-Pick Em Operations) Agriculture Marketplace</u>		
	<u>1 space per 200 sq. ft. including outdoor sales display area</u>	<u>A</u>
....		
<b>[Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-036]</b>		
<b>Loading Key:</b>		
Standard "A"	One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.	
Standard "B"	One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.	
Standard "C"	One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.	
Standard "D"	One space for each 50 beds for all facilities containing 20 or more beds.	
Standard "E"	One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA. The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.	

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