

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 16-6

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BY: Commissioner Church  
INTRODUCED: December 20, 2016  
AMENDED: FEBRUARY 21, 2017

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A BILL ENTITLED

AN ACT Concerning

Zoning - Non-Agricultural Events at Wineries in the A-1 and A-2 Agricultural Districts

For the purpose of amending the Zoning and Subdivision Control Article to allow the hosting of non-agricultural functions and events at established wineries in the A-1 and A-2 Agricultural Districts.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new subparagraph (a) be added to Subsection § ZS 1-201(c)(10) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland to read as follows:

- a. Additionally, the commercial hosting of non-agricultural functions and events, including, but not limited to, wedding receptions, family reunions, birthday and anniversary celebrations, children's parties, corporate and employee appreciation parties, and the like, shall be permitted as an accessory use to an established winery. Notwithstanding the public gross floor area limitations of the winery operation as contained in subsection (c)(10) above, one additional accessory building not exceeding three thousand square feet of gross floor area may be permitted for the commercial hosting of non-agricultural functions and events only. All such uses must be clearly accessory and subordinate to the principal agricultural structure or use of the property. All building, fire, health, zoning, and environmental code requirements for such a use or facility shall apply to the same extent as if the structure or use of land was not located on a farm. Minimum lot requirements shall be: lot area, ~~five~~ TEN acres; lot width, two hundred feet; front yard setback, one hundred feet; each side yard setback, one hundred feet; and rear yard setback, one hundred feet; and subject to the provisions of §§ ZS 1-322 and ZS 1-325 hereof.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new subparagraph (a) be added to Subsection § ZS 1-202(c)(10) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland to read as follows:

- a. Additionally, the commercial hosting of non-agricultural functions and events, including, but not limited to, wedding receptions, family reunions, birthday and anniversary celebrations, children's parties, corporate and employee appreciation

parties, and the like, shall be permitted as an accessory use to an established winery. Notwithstanding the public gross floor area limitations of the winery operation as contained in subsection (c)(10) above, one additional accessory building not exceeding three thousand square feet of gross floor area may be permitted for the commercial hosting of non-agricultural functions and events only. All such uses must be clearly accessory and subordinate to the principal agricultural structure or use of the property. All building, fire, health, zoning, and environmental code requirements for such a use or facility shall apply to the same extent as if the structure or use of land was not located on a farm. Minimum lot requirements shall be: lot area, ~~five~~ TEN acres; lot width, two hundred feet; front yard setback, one hundred feet; each side yard setback, one hundred feet; and rear yard setback, one hundred feet; and subject to the provisions of §§ ZS 1-322 and ZS 1-325 hereof.


Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect forty-five (45) days from the date of its passage.

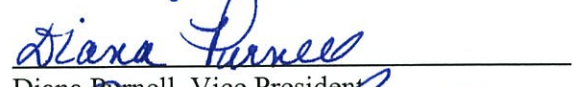
PASSED this 21<sup>st</sup> day of February, 2017.

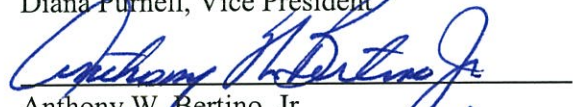
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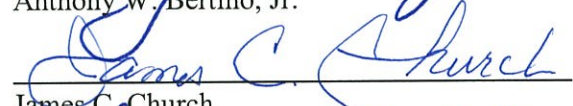
WORCESTER COUNTY COMMISSIONERS

  
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Harold L. Higgins  
Chief Administrative Officer

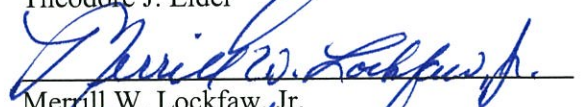
  
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Madison J. Bunting, Jr., President

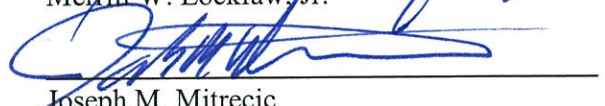
  
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Diana Purnell, Vice President

  
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Anthony W. Bertino, Jr.

  
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James C. Church

  
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Theodore J. Elder

  
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Merrill W. Lockfaw, Jr.

  
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Joseph M. Mitreic

NOTICE OF PASSAGE OF BILL 16-6  
WORCESTER COUNTY COMMISSIONERS

Take Notice that Bill 16-6 (Zoning - Non-Agricultural Events at Wineries in the A-1 and A-2 Agricultural Districts) was passed by the County Commissioners on February 21, 2017.

A fair summary of the bill is as follows:

§ ZS 1-201(c)(10)(a). (Adds this new subparagraph to modify the special exception for wineries as part of a producing vineyard in the A-1 Agricultural District to permit as an accessory use the commercial hosting of non-agricultural functions and events including, but not limited to, wedding receptions, family reunions, birthday and anniversary celebrations, and other similar events; to permit an additional accessory building not exceeding three thousand square feet in area for such events; requires compliance with all building, fire, health, zoning, and environmental code requirements which apply to such structures that are not located on a farm; establishes minimum lot requirements for such uses including a minimum lot area of ten acres, lot width of at least two hundred feet, and front, side and rear yard setbacks of at least one hundred feet; and subject to the provisions of Section ZS 1-322 (Landscaping, buffering and screening requirements) and ZS 1-325 (Site plan review).)

§ ZS 1-202(c)(10)(a). (Adds this new subparagraph to modify the special exception for wineries as part of a producing vineyard in the A-2 Agricultural District to permit as an accessory use the commercial hosting of non-agricultural functions and events including, but not limited to, wedding receptions, family reunions, birthday and anniversary celebrations, and other similar events; to permit an additional accessory building not exceeding three thousand square feet in area for such events; requires compliance with all building, fire, health, zoning, and environmental code requirements which apply to such structures that are not located on a farm; establishes minimum lot requirements for such uses including a minimum lot area of ten acres, lot width of at least two hundred feet, and front, side and rear yard setbacks of at least one hundred feet; and subject to the provisions of Section ZS 1-322 (Landscaping, buffering and screening requirements) and ZS 1-325 (Site plan review).)

This bill becomes effective forty-five (45) days from the date of its passage.

This is only a fair summary of the bill. A full copy of the bill is posted on the Legislative Bulletin Board in the main hall of the Worcester County Government Center outside Room 1103, is available for public inspection in Room 1103 of the Worcester County Government Center and is available on the County Website at <http://www.co.worcester.md.us/commissioners/legsltn.aspx> .

THE WORCESTER COUNTY COMMISSIONERS