

Modify Section 2

Sect. 2 Construction of Language and Definitions

Replace existing 2.201b with:

2.210b Bed and Breakfast: Is a single-family dwelling unit in which the primary use is the permanent residential quarters (more than six months in a calendar year) for the owners of record, natural persons who live in the dwelling at any time of guest occupancy. Bedrooms in the principal structure are made available for guest occupancy for a fee. Such occupancy shall be for less than eight (8) consecutive days and occupied by no more than (5) guests total with a maximum of two (2) adults in a room, with only breakfast served upon the premises as part of the accommodations. Such an establishment may only operate when in compliance with all aspects of section 5.305, Bed and Breakfast Operations.

Replace existing 2.231 with:

2.231 Farm: Land that is composed of tracts, lots, or parcels totaling not less than ten (10) acres devoted to agricultural production or totaling less than ten (10) acres devoted to agricultural production if the land produces an average yearly gross income of at least twenty-five hundred dollars (\$2,500) from agricultural production.

Add:

2.2022 Agritourism: An agriculturally related educational, entertainment, historical, cultural or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate or enjoy that activity.

Add:

2.2021 Agricultural Production: Commercial animal or poultry husbandry, aquaculture, aquaculture meaning the farming of algae, apiculture, animal husbandry, or poultry husbandry; the production for a commercial purpose of timber, field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth; land devoted to biodiesel production, biomass energy production, electric or heat energy production, or biologically derived methane gas production if the land on which the production facility is located is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use, provide that at least fifty per cent of the feedstock used in the production was derived from parcels of land under common ownership or leasehold. Agricultural production includes conservation practices, provided that the tracts, lots, or parcels of land or portions thereof that are used for conservation practices comprise not more than twenty-five per cent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed under Section 929.02 of the Revised Code

Replace existing 2.202 with:

2.202 Agriculture: Agriculture as defined in Section 519.01 of the Ohio Revised Code

Add:

2.221a CONSERVATION PRACTICES: Practices used to abate soil erosion as required in the management of the farming operation, and include, but are not limited to, the installation, construction, development, planting, or use of grass waterways, terraces, diversions, filter strips, field borders, windbreaks, riparian buffers, wetlands,

ponds, and cover crops for that purpose.

Replace 2.203 with:

2.203 Agricultural Service Establishment: A business engaged in the support of agricultural or horticultural activities, including feed, seed and fertilizer sales, tile services, landscaping, greenhouse, farm equipment service or repair, butcher shop.