

Appendix J. Review of Allowable Agricultural Business and Agritourism Uses

Western Big Branch Area Plan: Review of Allowable Agricultural Business and Agritourism Uses

Tables 2 through 6 below display the allowable zoning districts within the Land Use Classifications that comprise a substantial portion of the Plan study area. Table 1 identifies the agricultural business and agritourism uses that are permitted by-right or with a Special Use Permit within an allowable zoning district. Tables 2 through 6 serve as a legend for Table 1. More information about zoning districts and use classifications is available in the Town of Apex Unified Development Ordinance.

Table 1. Review of Agritourism Uses Allowable by Zoning District and Land Use Classification

Agritourism Use	Allowable Zoning Districts				
	Rural Density Residential	Rural Transition Residential	Industrial Employment	Office Employment	Commercial Services
Active farm (includes winery; excludes bona fide farms, which are exempt from the UDO)	RA & PUD	RR & PUD	PUD	PUD	PUD
Bed and breakfast	RA* & PUD	RR* & PUD	PUD	MORR*, O&I, PUD	B2, PC, PUD
Farmer's market	PUD	PUD	PUD	PUD	B1, B2, PUD
Fish hatchery and fish pond	CB* & RA	CB* & RR	CB*	CB*	CB*
Flea market	PUD*	PUD*	PUD*	PUD*	PUD*
Greenhouse or nursery, retail	RA & PUD	PUD	MEC & PUD	MORR, MEC, PUD	MORR, B1, PC, PUD
Greenhouse or nursery, wholesale	RA	N/A	N/A	N/A	N/A
Horse boarding and riding stable	RA & PUD	RR & PUD	PUD	PUD	PUD
Restaurant, general	PUD	PUD	LI, TF, MEC, PUD	MORR, O&I**, TF, MEC, PUD	MORR, B1, B2, PC, PUD
Retail sales, general	PUD	PUD	LI**, TF**, MEC, PUD	MORR, TF**, MEC, PUD	MORR, B1, B2, PC, PUD
Zoological garden	RA*	RR*	N/A	N/A	N/A

*Special Use Permit required

**Allowed as Percentage of Gross Square Footage

Table 2. Rural Density Residential Allowable Zoning Districts

CB	Conservation Buffer
RA	Residential Agricultural
PUD	Planned Unit Development

Table 3. Rural Transition Residential Allowable Zoning Districts

CB	Conservation Buffer
RR	Rural Residential
PUD	Planned Unit Development

Table 4. Industrial Employment Allowable Zoning Districts

CB	Conservation Buffer
LI	Light Industrial
TF	Tech/Flex
PUD	Planned Unit Development
MEC	Major Employment Center

Table 5. Office Employment Allowable Zoning Districts

CB	Conservation Buffer
MORR	Mixed Office-Residential-Retail
O&I	Office and Institutional
TF	Tech/Flex
PUD	Planned Unit Development
MEC	Major Employment Center

Table 6. Commercial Services Allowable Zoning Districts

CB	Conservation Buffer
MORR	Mixed Office-Residential-Retail
B1	Neighborhood Business
B2	Downtown Business
PC	Planned Commercial
PUD	Planned Unit Development