

LOCAL PERMITTING & ZONING RESOURCE GUIDE

For Agritourism Operators



INTRODUCTION

With more than 300 destinations in 2017, agritourism is a growing sector within Indiana agriculture. These destinations provide education and fun for families wanting to experience the farm and learn more about where their food comes from. Many farms choose to diversify their operation by adding additional revenue streams, such as agritourism, to allow for other family members to work at the farm.

Agritourism activities are those that bring the general public to the farm for agricultural-based activities, including:

- Christmas tree farms
- Corn mazes, pumpkin patches, and other fall activities
- Farm markets located on the farm
- U-Pick operations
- Wineries and breweries

Navigating the regulatory landscape can be challenging, especially because every county has different zoning, food service and permitting requirements. This guide provides county-by-county information to assist agritourism operators with this process by connecting them with their local health department, chamber of commerce, planning department, and where applicable, providing specific zoning information for agritourism activities.

The Indiana State Department of Agriculture would like to thank each county that provided information for this guide. To update county information, please contact the Indiana State Department of Agriculture at (317) 232-8770.

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ADAMS

Adams County Health Department (260) 724-5326

[Decatur Chamber of Commerce](#) (260) 724-2604

[Adams County Building & Planning Department](#) (260) 724-2604

Zoning for Agritourism Activities

Breweries Special Use Permit, parking and off-street loading regulations

Christmas Tree Farms Special Use Permit, parking and off-street loading regulations

Fall Activities
(Corn mazes, pumpkin patches, hayrides, etc.) Temporary/seasonal requires a Special Use Permit

Farm Markets
(Located on the farm) Goods produced on the farm where the market is located only needs to follow the parking regulations included in the County Ordinance. If goods are not produced on the farm where they are sold, a Special Use Permit is required in addition to following parking regulations and off-street loading regulations, also found in the County Ordinance.

On-Farm Entertainment
(Weddings, Concerts, etc.) Requires a Special Use Permit and approval from the County Health Department. Parking and off-street loading regulations also apply.

U-Pick Operations Temporary/seasonal requires a Special Use Permit

Wineries Special Use Permit, parking and off-street loading regulations

ALLEN

Allen County Health Department (260) 449-7561

[Greater Fort Wayne](#) (260) 420-6945

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[Metro Chamber Alliance](#)

[Allen County Department of Planning Services](#)

..... (260) 449-7607

Zoning for Agritourism Activities

Depends on the activity. Contact the Allen County Department of Planning Services for more information.

BARTHOLOMEW

Bartholomew County Health Department

..... (812) 379-1550

[Columbus Area Chamber of Commerce](#)

..... (812) 379-4457

[Bartholomew Department of Code Enforcement](#)

..... (812) 379-1535

Zoning for Agritourism Activities

The City of Columbus - Bartholomew County Planning Department services as the staff for both the City of Columbus and Bartholomew County. Those two jurisdictions account for all of the agricultural areas in the county. Both jurisdictions also share a common Zoning Ordinance and therefore also common regulations for agritourism uses, etc.

Anyone considering any of these types of uses also contact the Bartholomew County Department of Technical Code Enforcement (to verify that all building codes will be met) and the Bartholomew County Health Department (to make sure that waste disposal meets all applicable regulations). See information above.

The agritourism facilities, agribusiness facilities, and farmers' markets are all listed as conditional uses in the Columbus and Bartholomew County agricultural zoning districts - meaning that each proposed facility is subject to the approval of the Board of Zoning Appeals on a case-by-case basis.

The Zoning Ordinance defines "Agritourism Facility" as follows: An accessory use to a farm that provides entertainment, education, and/or recreation for the public. An agritourism facility shall involve primarily those events and activities that directly relate to the on-site agricultural operations. Examples of agritourism facilities include a **crop maze, farm tours, a petting zoo of farm animals, hay rides, harvest festivals, ranch vacation facility**, etc. In no instance shall an agritourism facility be interpreted as including camping, ATV or dirt bike facilities, archery or gun clubs, or any other facilities that make commercial use of rural property that is unrelated to the on-site agricultural production.

The Zoning Ordinance also addresses "Agribusiness Facilities", defined as follows: The processing, storage, sales, and distribution of agricultural materials and products. An agribusiness facility shall be

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clearly accessory to a farm and shall involve primarily those products that directly relate to the on-site agricultural operations. Examples of agribusiness facilities include a **winery, cider mill, u-pick farm, wool or textile sales, honey sales**, etc. In no instance shall an agribusiness facility be interpreted as including camping, ATV or dirt bike facilities, archery or gun clubs, or any other facilities that make commercial use of rural property that is unrelated to the on-site agricultural production.

A "Farmers' Market" is defined as follows: A commercial operation and/or facility through which one or more farms offer seasonal products for sale. A **farmers' market** includes only those sales operations which occur in a pre-designated location and in which the vendors are the same entities which have raised the products for sale. A farmers' market occurs off-site from the location where the products have been raised. A farmers' market may include products in which items raised on the farm are the primary ingredients (such as pies, jams, jellies, etc.).

Rural **wedding venues** require either conditional use approval as a home-based business or use variance approval as a commercial use in an agricultural zoning district.

None of the uses described above require a change in zoning.

BENTON

Benton County Health Department (765) 884-1728, Ext. 1

[Benton County Building Department](#) (765) 884-1728, Ext. 1

Zoning for Agritourism Activities

Depends on the activity. Contact the Benton County Building Department for more information.

BLACKFORD

Blackford County Health Department (765) 348-4317

[Hartford City Chamber of Commerce](#) (765) 348-1905

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[Blackford County Area Planning & Zoning Office](#) (765) 348-3884

Zoning for Agritourism Activities

U-Pick operations, Farm Markets and Christmas Tree Farms are all permitted uses in the A-1 Area. **Fall Activities, On-Farm Entertainment** are special exceptions (Commercial Recreation). **Wineries and Breweries** that are to be run from the property where there is a house where the operator would be living could be run as a special exception/home occupation. If it was going on a property where there wasn't a home, it may take a zoning change. We have no provision for that as a permitted use or standalone special exception.

BOONE

Boone County Health Department (765) 483-4458

[Boone County Chamber of Commerce](#) (765) 482-1320

[Boone County Area Plan Commission](#) (765) 482-3821

Zoning for Agritourism Activities

Depends on the activity. Contact the Boone County Area Plan Commission for more information.

BROWN

Brown County Health Department (812) 988-2255

[Brown County Chamber of Commerce](#) (812) 988-0234

[Brown County Planning Commission](#) (812) 988-5490

Permitting Lonnie Farlee, Building Commissioner (farleel@browncounty-in.us)

Zoning for Agritourism Activities

Brown County does not have ag zoning. Simple farming activities are allowed in all zoning districts. Confined feeding may be allowed by Special Exception approval in GB (general business) zoning.

Fall activities, U-Pick operations, farm markets, Christmas tree farms, wineries and breweries require either GB zoning in the county at large or Special Exception approval from the Board of Zoning Appeals for Private Recreational Development for properties located in residential districts.

[Click here to view the Zoning Ordinance](#), which provides detail on Development Standards for PRDs.

CARROLL

Carroll County Health Department (765) 564-3420

[Carroll County Chamber of Commerce](#) (765) 564-6757

[Carroll County Area Plan Commission](#) (765) 564-4468

Zoning for Agritourism Activities

Breweries All would have to be produced on site. A brewery is somewhat questionable as whether it would be allowed in an ag district and would most likely need to be in a business district.

Christmas Tree Farms All trees must be grown the site or adjoining property under same ownership.

Fall Activities (Corn mazes, pumpkin patches, hayrides, etc.) Not specifically addressed, but could be covered under a roadside stand, nursery, greenhouse, or orchard provided all produce sold is produced on site if these activities were an accessory activity.

Farm Markets (Located on the farm) All produce sold must be produced on the premises.

On-Farm Entertainment (Weddings, Concerts, etc.) Private wedding receptions and concerts are allowed in the ag district by special exception for the change of use from Ag/single family to mixed use occupancy.

U-Pick Operations Not specifically addressed, but could be covered under a roadside stand, nursery, greenhouse, or orchard provided all produce sold is produced on site if these activities were an accessory activity.

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Wineries Grapes need to be produced on site of the winery.

CASS

Cass County Health Department (574) 753-7760

[Logansport-Cass County Chamber of Commerce](#) (574) 753-6388

[Cass County Planning Department](#) (574) 753-7775

Zoning for Agritourism Activities

Breweries & Wineries Permitted as taverns or restaurants depending the setup. There is a city permit, health dept., ABC approval, and a change of occupancy if they are in a permitted district

Fall activities, U-Pick operations, farm markets and Christmas tree farms May require a temporary permit.

No rezones are required for ag related businesses unless they are more than an agribusiness.

CLARK

Clark County Health Department (812) 282-7521

[One Southern Indiana Chamber of Commerce](#) (812) 945-0266

[Clark County Planning & Zoning Office](#) (812) 285-6287

Zoning for Agritourism Activities

It would be on a case-by-case basis and dependent on the activity. It may require rezoning to a business zone or special use permit, although most may stay in an agricultural zone. While zoning requirements may be minimal, building code requirements will be applied as a commercial use.

CLAY

Clay County Health Department (812) 448-9021

[Clay County Chamber of Commerce](#) (812) 448-8457

[City of Brazil Planning & Zoning \(Includes Building Permit Information\)](#) (812) 443-2221

Zoning for Agritourism Activities

No county zoning. No permits needed. If it is on City property, they need to get approval from the Mayor.

CLINTON

Clinton County Health Department (765) 659-6385

[Clinton County Chamber of Commerce](#) (765) 654-5507

[Clinton County Area Plan Commission](#) (765) 659-6302

Zoning for Agritourism Activities

Depends on the activity. Contact the Clinton County Area Plan Commission for more information.

CRAWFORD

Crawford County Health Department (812) 338-2302

[Crawford County Chamber](#) (812) 739-2246

[of Commerce](#)

Zoning for Agritourism Activities

There is no zoning in Crawford County.

DAVIESS

Daviess County Health Department (812) 254-8666

[Daviess County Chamber of Commerce](#) (812) 254-5262

[Daviess County Advisory Planning Commission](#) (812) 254-1091

Zoning for Agritourism Activities

Depends on the activity. Contact the Daviess County Advisory Planning Commission for more information.

DEARBORN

Dearborn County Health Department (812) 537-8826

[Dearborn County Chamber of Commerce](#) (812) 537-0814

[Dearborn County Planning & Zoning Department](#) (812) 537-8821

Zoning for Agritourism Activities

Breweries Breweries would have to be rezoned to M-2.

Christmas Tree Farms If retail trade was happening on site, then Christmas Tree Farms would require site plan review; if growing and selling in bulk off site then principally permitted without acquiring permits.

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Fall Activities

(Corn mazes, pumpkin patches, hayrides, etc.)

Fall activities require a temporary permit, unless more than periodic, then conditional use.

Farm Markets

(Located on the farm)

Seasonal farmers markets require site plan review; year round markets require conditional use.

On-Farm Entertainment

(Weddings, Concerts, etc.)

Temporary event; unless a reception hall was created strictly for such purposes, then conditional use.

U-Pick Operations

Requires a site plan review.

Wineries

Wineries may be permitted with a Conditional Use

Many of these activities depend on if it is a one-time event or something that will happen periodically through the summer or multiple times per year. If it is a single event, or something happening a couple of times through the summer, it would qualify for a \$25 temporary permit as described in Article 25 Section 2560 – Temporary Uses of Land or Structures.

Temporary uses such as carnivals, revival meetings, concerts and uses of a similar nature can be permitted under the following conditions with a zoning permit:

1. A Zoning Permit will be required with a detailed site plan which indicates the location of the activity on the site, the location of parking, location of sanitary facilities, etc., and a written explanation of the event proposed, purpose, the specific hours and dates of the event and when the event will terminate;
2. The proposed site is of adequate size to accommodate the use without creating congestion in the streets or inadequate circulation for fire or other emergency vehicles. All parking for the event will be located on site or at other secured locations within 1000 feet of the event. Parking for the event shall not be permitted along public roadways;
3. Written confirmation is received from the appropriate police and fire department to alert them to the event;
4. Outdoor lighting will be shielded or directed away from adjoining residential property and streets;
5. All signs used to advertise the event shall be removed the following day after the event has ended;
6. Sanitary conditions are to be approved by the Dearborn County Board of Health, if necessary;
7. Permits from the appropriate highway departments for access into and out of parking areas if necessary;
8. Letter of credit or bond as needed to repair any damage that may be created as a result of the event to public roadways as determined by the Dearborn County Highway Department if necessary;
9. Provide the names and addresses of the adjoining property owner for notification of the event;
10. Submit the application at least 30 days prior to the event;
11. The event shall not create a nuisance or hazard to the public health, safety, or welfare and the event will not create objectionable dust, noise, light or odors to adjoining properties. The Planning Director or designee shall have discretion to limit the permitted times or scope of the event;
12. The applicant shall be responsible for all clean up to remove and properly dispose of all debris and to restore the site.

DECATUR

Decatur County Health Department (812) 663-8301

[Greensburg-Decatur County Chamber of Commerce](#) (812) 663-2832

[Decatur County Area Plan Commission](#) (812) 663-8451

Zoning for Agritourism Activities

Depends on the activity. Contact the Decatur County Area Plan Commission for more information.

DEKALB

DeKalb County Health Department (260) 925-2220

[DeKalb Chamber Partnership](#) (260) 925-2100

[DeKalb County Plan Commission](#) (260) 333-0701

Zoning for Agritourism Activities

Depends on the activity. Contact the DeKalb County Plan Commission for more information.

DELAWARE

Delaware County Health Department (765) 587-0675

[Muncie-Delaware County Chamber of Commerce](#) (765) 288-6681

[Delaware-Muncie Metropolitan Plan](#)

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[Commission Office](#) (765) 747-7740

Zoning for Agritourism Activities

Depends on the activity. Contact the Delaware-Muncie Metropolitan Plan Commission Office for more information.

DUBOIS

Dubois County Health Department (812) 481-7050

[Jasper Chamber of Commerce](#) (812) 482-6866

[Huntingburg Planning Department](#) (812) 683-2211

Zoning for Agritourism Activities

No zoning in Dubois County.

ELKHART

Elkhart County Health Department (574) 523-2283

[Greater Elkhart Chamber of Commerce](#) (574) 293-1531

[Elkhart County Planning & Zoning Department](#) (574) 971-4678

Zoning for Agritourism Activities

Breweries Permitted by Right in B-2, B-3, M-1, & M-2

Christmas Tree Farms Permitted by Special Use Permit for Roadside Stand in A-1, R-1, R-2, R-3, R-4

Fall Activities (Corn mazes, pumpkin patches, hayrides, etc.) Permitted by Special Use Permit for Outdoor Recreation in A-1, B-1, B-2, B-3, & M-1 Or depending on the location of the on-site activities. Permitted by Right in B-1, B-2, B-3, & M-1 & Permitted by Special Use Permit for Indoor Recreation in A-1 & R-4.

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Farm Markets Permitted by Special Use Permit for Farmer Market (outdoor) in A-1
(Located on the farm)

On-Farm Entertainment Permitted by Special Use Permit for Outdoor Recreation in A-1, B-1, B-2,
(Weddings, Concerts, etc.) B-3, & M-1 Or depending on the location of the on-site activities.
 Permitted by Right in B-1, B-2, B-3, & M-1 & Permitted by Special Use
 Permit for Indoor Recreation in A-1 & R-4

U-Pick Operations Permitted by Special Use Permit for Roadside Stand in A-1, R-1, R-2, R-3, R-4

Wineries Permitted by Right in B-2, B-3, M-1, & M-2 & Permitted by Special Use
 Permit for Wineries in A-1

Elkhart County also has a Special Use Permit for Home Workshop Business in A-1, which would allow for most of the agritourism activities listed above.

If any of the agritourism activities listed above are not listed in the Elkhart County Zoning Ordinance, then a Use Variance would be necessary to allow that specific activity. Use variances are only granted due to extreme hardship and are very difficult to get approved.

Note: The Elkhart County Planning & Development Department provides planning related functions for the unincorporated areas of Elkhart County, as well as the towns of Middlebury, Bristol, Wakarusa, and Millersburg. The city of Elkhart, city of Goshen, and city of Nappanee have their own Planning Departments. Operators in these areas should contact them directly to learn more about how they treat various agritourism activities.

FAYETTE

Fayette County Health Department (765) 222-1525

[Fayette County Chamber of Commerce](#) (765) 825-2561

[Eastern Indiana Regional Planning Commission](#) (765) 977-3907

Zoning for Agritourism Activities

Depends on the activity. Contact the Eastern Indiana Regional Planning Commission for more information.

FLOYD

Floyd County Health Department (812) 948-4726

[One Southern Indiana Chamber of Commerce](#) (812) 945-0266

[Floyd County Plan Commission](#) (812) 948-5440

Zoning for Agritourism Activities

Farm Markets Permitted use
(Located on the farm)

All other agritourism uses: [Click here](#) to consult the matrix on page 157 of the Floyd County Zoning Ordinance to determine if the current zoning designation is appropriate for the desired agritourism activity.

FOUNTAIN

Fountain County Health Department (765) 762-3035

Zoning for Agritourism Activities

Zoning and permitting information included in Fountain County Health Ordinance.

FRANKLIN

Franklin County Health Department (765) 647-4322

[Franklin County Chamber of Commerce](#) (765) 647-3177

[Franklin County Area Planning](#)

..... (765) 647-5731

Zoning for Agritourism Activities

Most agritourism activities should be covered under Section 80.01 Title and Assembly, C Exemptions, 1, Farm Exemptions

Section 80.05.08. Home Businesses

Specific Conditional Uses Section 80.06.04. This would be more for the concerts, and weddings, etc.

When they reach the point to where it would be a business – for instance, hiring employees, and building buildings for retail – that is where the State of Indiana would get involved in any buildings.

FULTON

Fulton County Health (574) 223-2881
Department

[Fulton County Chamber of](#) (574) 224-2666
[Commerce](#)

[Fulton County Area Plan](#)
[Commission](#) (574) 223-7667

Zoning for Agritourism Activities

Depends on the activity. Contact the Fulton County Area Plan Commission for more information.

GIBSON

Gibson County Health (812) 385-3831
Department

Gibson County Chamber of (812) 385-2134
Commerce

[Princeton Planning](#)
[Department/Building](#) (812) 386-1333
[Commissioner](#)

Zoning for Agritourism Activities

No zoning in Gibson County.

GRANT

Grant County Health Department (765) 651-2401

[Marion-Grant County Chamber of Commerce](#) (765) 664-5107

[Grant County Planning Department](#) (765) 668-4765

Zoning for Agritourism Activities

Breweries Requires rezoning

Christmas Tree Farms Allowed

Fall Activities (Corn mazes, pumpkin patches, hayrides, etc.) Typically not required, but multiple activities would require special exception from Board of Zoning Appeals.

Farm Markets (Located on the farm) Allowed

On-Farm Entertainment (Weddings, Concerts, etc.) Special exception from BZA

U-Pick Operations Allowed

Wineries Requires rezoning

GREENE

Greene County Health Department (812) 384-4496

[Bloomfield Chamber of Commerce](#) (812) 778-3324

Permitting: Contact Ryan McDonald (812) 384-3527

Zoning for Agritourism Activities

Greene County does not have zoning or building codes. Septic permits are required, which the Health Department regulates. The Health Department also is the contact for local regulation on selling food. Greene County may be adopting land use management soon, in which case there will likely be some

restriction on where any new business can operate.

HAMILTON

Hamilton County Health Department (317) 776-8500

[Noblesville Chamber of Commerce](#) (317) 773-0086

[Northern Hamilton County Chamber of Commerce](#) (317) 984-4079

[Westfield Chamber of Commerce](#) (317) 804-3030

[Hamilton County Plan Commission](#) (317) 776-8490

Zoning for Agritourism Activities

Breweries Requires a zoning change.

Christmas Tree Farms No change in zoning needed

Fall Activities
(Corn mazes, pumpkin patches, hayrides, etc.) No change in zoning needed if the activities are for a limited time.

Farm Markets
(Located on the farm) No zoning change needed if products are produced on the farm, but zoning change is needed if products are not produced on the farm.

On-Farm Entertainment
(Weddings, Concerts, etc.) Requires a zoning change.

U-Pick Operations Depends on the length of time as to if a zoning change is needed.

Wineries Requires a zoning change.

HANCOCK

Hancock County Health Department (317) 477-1125

[Greenfield Area Chamber of Commerce](#) (317) 477-4188

[Hancock County Planning & Building Departments](#) (317) 477-1134 (Planning)
..... (317) 477-1133 (Building)

Zoning for Agritourism Activities

In the Agricultural (A) zone, an Agribusiness Type 1 facility is a permitted use, and an Agribusiness Type 2 facility would require Board of Zoning Appeals (BZA) approval of a special exception.

The following types of uses would be permitted in the A zone:

- **Wineries**

The following types of uses would be considered an Agribusiness Type 1:

- **Fall activities** (corn mazes, hay rides, pumpkin patches, etc.)
- **U-Pick operations** (berries and other produce)

The following types of uses would require more information to determine whether they fit within the Type 1 or Type 2 categories:

- **Christmas tree farms:** The on-site growing and selling of trees is a permitted use in the A zone. Certain activities relating to a “Christmas tree farm” may be permitted as an Agribusiness Type 1. Other types of activities may qualify as Agribusiness Type 2 requiring BZA approval of a special exception.
- **On-farm entertainment** (concerts, weddings, etc.): Certain types of entertainment are allowable as Type 1, others may require BZA approval of a special exception.
- **Farm markets** selling food produced on and off the farm: To a limited degree, this type of activity is allowable as a Type 1. To a larger degree, this type of activity may require BZA approval of a special exception.

The following types of uses would not be permitted in the A zone:

- **Breweries**

HARRISON

Harrison County Health Department (812) 738-3237

[Harrison County Chamber of Commerce](#) (812) 738-0120

[Harrison County Plan Commission](#) (812) 738-8927

Zoning for Agritourism Activities

Depends on the activity. Contact the Harrison County Plan Commission for more information.

HENDRICKS

Hendricks County Health Department (317) 745-9217

[Avon Chamber of Commerce](#) (317) 272-4333

[Brownsburg Chamber of Commerce](#) (317) 852-7885

[Danville Chamber of Commerce](#) (317) 745-0670

[Plainfield Chamber of Commerce](#) (317) 839-3800

[Hendricks County Planning & Building Department](#) (317) 745-9255

Zoning for Agritourism Activities

Depends on the activity. Contact the Hendricks County Planning & Building Department for more information.

HENRY

Henry County Health Department (765) 521-7059

[New Castle-Henry County Chamber of Commerce](#) (765) 529-5210

[Henry County Planning Commission](#) (765) 529-7408

Zoning for Agritourism Activities

Breweries Most likely an Industrial or Business District and usually needs to be rezoned

Christmas Tree Farms Permitted under AG zoning

Fall Activities (Corn mazes, pumpkin patches, hayrides, etc.) Permitted under AG zoning, depends on extent may need Commission Approval from Planning Commission

Farm Markets (Located on the farm) Permitted under AG zoning

On-Farm Entertainment (Weddings, Concerts, etc.) Needs Commission Approval from Planning Commission

U-Pick Operations Permitted under AG zoning

Wineries Permitted under AG zoning

HOWARD

Howard County Health Department (765) 456-2403

[Greater Kokomo Chamber of Commerce](#) (765) 457-5301

Kokomo-Howard County Plan Commission (765) 456-2330

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Greentown Plan Commission	(765) 628-3263
Russiaville Plan Commission	(765) 883-5739
Remainder of Howard County (Kokomo-Howard County Plan Commission)	(765) 456-2330

Zoning for Agritourism Activities

Depends on the activity. Contact the Plan Commission with jurisdiction over the area where the agritourism activity will occur.

HUNTINGTON

Huntington County Health Department	(260) 724-5326
Huntington County Chamber of Commerce	(260) 356-5300
Huntington County Plan Commission	(260) 358-4840

Zoning for Agritourism Activities

U-pick operations, farm markets, and wineries fall under the scope of “farm,” and **Christmas tree farms** would qualify as commercial forestry production. Most **fall activities** would be allowed with no issue. For the other uses, it would likely have to be a case-by-case basis and depend on how intense or commercial the proposed use is. **On-farm entertainment** might require a variance of use, though, especially if someone is proposing a formal event center. The zoning wouldn’t necessarily need changed, but a variance of use or special exception might be needed, depending on the specifics of the agritourism activity.

Uses permitted in the Agricultural District:

1. Dwelling, single-family
2. Livestock Operation, minor or intensive
3. Farm
4. Commercial Forestry Production
5. Fish hatchery
6. Manufactured Home Type I

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7. Home Occupation Type I
8. Park
9. Plant Nursery
10. Kennel
11. Child care home
12. Day care home

For information regarding building permits and certificates of occupancy required for these activities, contact the clerk-treasurers below. The city of Huntington and small towns may have specific requirements and/or permits, but there would not be any agriculturally zoned land in any of those jurisdictions.

- City of Huntington – Christi Scher, (260) 356-1400
- Town of Andrews – Laura Dillon, (260) 786-3848
- Town of Markle – Carolyn Lane, (260) 758-3193
- Town of Mt. Etna – Erica Dorsett, dorsetterica@yahoo.com
- Town of Roanoke – JoAnne Kirchner, (260) 672-8116
- Town of Warren – Marilyn Morrison, (260) 375-2656

JACKSON

Jackson County Health Department (812) 522-6474

[Greater Seymour Chamber of Commerce](#) (812) 522-3681

[Jackson County Planning & Zoning](#) (812) 358-6109

Zoning for Agritourism Activities

Unincorporated Jackson County rarely rezones parcels to meet a certain use, instead issuing Variances or Special Exceptions upon applications and public meetings. They are currently updating their zoning ordinance to more specifically address different use types, as their current ordinance is very vague and lacks detail pertaining to specific uses (2017). Many agricultural type uses are permitted in Agricultural Zoning Districts (roughly 65%-75% of the jurisdiction) in their jurisdictional area of Unincorporated Jackson County.

JASPER

Jasper County Health Department (219) 866-4917

[Greater Rensselaer Chamber of Commerce](#) (219) 866-8223

[Jasper County Planning & Development](#) (219) 866-4908

Zoning for Agritourism Activities

Depends on the activity. Contact Jasper County Planning & Development for more information.

JAY

Jay County Health Department (260) 726-8080

[Jay County Chamber of Commerce](#) (260) 726-3372

[Jay County/Portland Building & Planning Department](#) (260) 726-6904

Zoning for Agritourism Activities

Agritourism is not addressed in Jay County zoning and is determined on an individual basis.

JEFFERSON

Jefferson County Health Department (812) 273-1942

[Madison Chamber & Industrial Development](#) (812) 265-3135

[Madison Planning & Zoning Office](#)

(812) 265-8300

Zoning for Agritourism Activities

Depends on the activity. [Click here](#) to consult the Madison, Indiana, Planning, Building and Zoning website for more information.

JENNINGS

Jennings County Health Department

(812) 352-3027

[Jennings County Chamber of Commerce](#)

(812) 346-2339

[Jennings County Area Planning](#)

(812) 352-3005

Zoning for Agritourism Activities

Christmas Tree Farms Home based business permit and possibly a business permit

Fall Activities

(Corn mazes, pumpkin patches, hayrides, etc.) Special Event Fee \$50

Farm Markets (Located on the farm) Contact the Health Department, no permit needed unless selling on a permanent basis at a store front location or apply for a Special Use Home based business permit if selling from the home and possibly a business permit

On-Farm Entertainment (Weddings, Concerts, etc.) Requires a Special Use Permit and approval from the County Health Department. Parking and off-street loading regulations also apply.

U-Pick Operations No permit from the planning office, but it may require permits from the County Health Department.

The following would need to be rezoned to Commercial (Planned Business, Single Site or Office) along with a Business Permit:

- On-farm entertainment** (concerts, weddings, etc.)
- Wineries**
- Breweries**

JOHNSON

Johnson County Health Department	.....	(317) 346-4365
Franklin Chamber of Commerce	.....	(317) 736-6334
Greater Greenwood Chamber of Commerce	.....	(317) 888-4856
Johnson County Planning & Zoning	.....	(317) 346-4350

Zoning for Agritourism Activities

Seasonal agritourism activities on a property and/or within structures *primarily used for another agricultural purpose* would typically only require a temporary use permit and no additional zoning approvals. Properties and/or buildings *used primarily for agritourism* on any property in the unincorporated county would require a use variance or special exception. We would consider any **agritourism activity open year-round** (other than a **roadside stand**) as a primary use requiring a variance/special exception.

Johnson County does not define a **farm market** as a **roadside stand** unless it sat substantially close to the road and only consisted of a few stalls. Therefore, most **farm markets** would require a temporary use permit if seasonal and operated on a property primarily used for other agricultural purposes or a variance/special exception if open year-round. The same rules would apply to **U-pick operations**. They will issue a temporary use permit for multiple years as long as the use doesn't change in scope or scale.

KNOX

Knox County Health Department	.....	(812) 885-8400
Knox County Chamber of Commerce	.....	(812) 882-6440
Knox County Area Plan Commission	.....	(812) 895-4906

Zoning for Agritourism Activities

Knox County has 2 agricultural zoning districts- A-1, Exclusive Agriculture District and A-2, Non-Exclusive Agriculture District. None of the listed categories would require a change of zoning in either of the agricultural districts. However, some might require approval from the County’s Board of Zoning Appeals.

Categories such as **fall activities**, U-pick operations, **farm markets**, and **Christmas tree farms** are permitted uses under our Zoning Ordinance. This means they are allowed by right because they are directly related to agriculture.

If a structure will be built, an Improvement Location Permit (ILP) is required. ILPs can be approved administratively by the Area Plan Commission, as long as the structure meets a few standards such as minimum setbacks and building heights. There is a \$40 filing fee for these. However if these events don’t involve building new structures, no permits are involved so long as it is not an activity that causes a nuisance to property owners and becomes a major issue.

Other uses such as **wineries**, **breweries**, **craft distilleries**, or structural developments dedicated to **weddings** or **entertainment** would likely be considered Conditional Uses (sometimes referred to Special Exemption Uses in some counties) and would need approval from the Board of Zoning Appeals during a public hearing held once a month. Conditional uses have a filing fee of \$50.

KOSCIUSKO

Kosciusko County Health Department (574) 372-2349

[Kosciusko Chamber of Commerce](#) (574) 267-6311

[Kosciusko County Area Planning](#) (574) 372-2304

[Matt Sandy, Planner](#) (574) 372-2308

Zoning for Agritourism Activities

Fall activities, **U-Pick operations**, **Christmas tree farms**, and **wineries** do not require a change in zoning category away from "Agricultural".

Most of the activities need some means of hearing approval from the Board of Zoning Appeals or possibly Plan Commission. In all the cases, if signage is involved they may need to pull permits for any signs that will be put up on or off the property.

In all the cases, living on the property in question may determine how the specific situation is addressed. If the owners live on the same property as the business and it is zoned agricultural they could request a

LOCAL PERMITTING & ZONING RESOURCE GUIDE FOR AGRITOURISM OPERATORS

home based business.

For **fall activities, U-Pick operations, farm markets, Christmas tree farms and on-farm entertainment**, owners could, assuming the property is zoned agricultural, petition for commercial recreation if they do not live on the property. As with the home based business request the takes a public hearing before the board of zoning appeals.

If the owners of the **winery or brewery** don't live on the property they would most likely need to attempt to rezone to commercial. At this point, the county does not have an agribusiness zoning district. As with any rezoning location would be the key factor.

LAPORTE

LaPorte County Health (219) 326-6808 Ext. 2200
Department

[Greater LaPorte Chamber of
Commerce](#) (219) 362-3178

[LaPorte County Plan
Commission](#) (219) 326-6808 Ext. 2253

Zoning for Agritourism Activities

Depends on the activity. Contact the LaPorte County Planning Department for more information.

LAGRANGE

LaGrange County Health (260) 499-4182
Department

[LaGrange County Chamber
of Commerce](#) (260) 463-2443

[LaGrange County Building
Commissioner](#) (260) 499-6301

Zoning for Agritourism Activities

[Click here for zoning information.](#)

LAKE

Lake County Health Department (219) 755-3655

[Lakeshore Chamber of Commerce \(East Chicago/Hammond\)](#) (219) 931-1000

[Crossroads Regional Chamber of Commerce \(Merrillville\)](#) (219) 769-8180

[Lake County Plan Commission](#) (219) 755-3700

Zoning for Agritourism Activities

Land use zoning for Unincorporated Lake County Indiana is regulated through the Lake County Zoning Ordinance (Ordinance No. II). Uses permitted for these "agritourism" activities are either permitted by right within certain zoning districts, they may require a Special Exception in order to operate on the property, or they may require a Variance of Use. Our Zoning Ordinance also contains a minimum acreage for a farm, and that is a 20 acre minimum.

Breweries	Zone change to Heavy Industrial to allow for alcohol manufacturing
Christmas Tree Farms	Recreational Special Exception. Public hearings before the Plan Commission (PC) and Board of Zoning Appeals (BZA).
Fall Activities (Corn mazes, pumpkin patches, hayrides, etc.)	Would require a recreational Special Exception. Public hearings before the Plan Commission (PC) and Board of Zoning Appeals (BZA).
Farm Markets (Located on the farm)	Only allow farm stands to sell products on the farm where it was grown.
On-Farm Entertainment (Weddings, Concerts, etc.)	Would require a recreational Special Exception. Public hearings before the Plan Commission (PC) and Board of Zoning Appeals (BZA).

LOCAL PERMITTING & ZONING RESOURCE GUIDE FOR AGRITOURISM OPERATORS

U-Pick Operations

Recreational Special Exception. Public hearings before the Plan Commission (PC) and Board of Zoning Appeals (BZA).

Wineries

Zone change to Heavy Industrial to allow for alcohol manufacturing

LAWRENCE

Lawrence County Health Department (812) 275-3234

[Bedford Area Chamber of Commerce](#) (812) 275-4493

[City of Bedford Planning & Zoning Department](#) (812) 275-1631

Zoning for Agritourism Activities

There is no zoning in Lawrence County.

MADISON

Madison County Health Department (765) 641-9523

[Madison County Chamber of Commerce](#) (765) 642-0264

[Madison County Planning Commission](#) (765) 641-9541

Zoning for Agritourism Activities

Depends on the activity. Contact the Madison County Planning Commission for more information.

MARION

Marion County Health Department (317) 221-2000

[Indy Chamber](#) (317) 464-2222

[Indianapolis and Marion County Division of Long Range Planning](#) (317) 327-5155

Zoning for Agritourism Activities

Depends on the activity. Contact the Marion County Division of Long-Range Planning for more information.

MARSHALL

Marshall County Health Department (574) 935-8565

[Plymouth Chamber of Commerce](#) (574) 936-2323

[Marshall County Planning & Zoning](#) (574) 935-8540

[Ralph Booker, Planner](#)

Zoning for Agritourism Activities

On-farm entertainment, farm markets, wineries, and breweries require a Board of Zoning Appeals hearing. **Fall activities** may fall into the entertainments category and require a hearing.

MARTIN

Martin County Health Department (812) 247-3303

[Martin County Chamber of Commerce](#) (812) 295-4093

Zoning for Agritourism Activities

No zoning in Martin County.

MIAMI

Miami County Health Department	.....	(765) 473-0283
Miami County Chamber of Commerce	.....	(765) 472-1923
Miami County Planning Department	.....	(765) 472-3901 Ext. 1213

Zoning for Agritourism Activities

Depends on the activity. Contact the Miami County Planning Department for more information.

MONROE

Monroe County Health Department	.....	(812) 349-2543
Bloomington Chamber of Commerce	.....	(812) 336-6381
Monroe County Plan Commission	.....	(812) 349-2560

Zoning for Agritourism Activities

To see what is permitted today, consult their ordinance [Chapter 802](#), and look to page 29 to see the table with a list of uses. In this chapter, you can find definitions for every use in the table. If there is a “P” in a row with a use that means the use is permitted; if it is blank, it is not permitted in that zone; and if it has a “C” it requires additional approval as a conditional use. See the link to their Elevate GIS <https://monroein.elevatemaps.io> to look up the zoning of any property in the county. This is helpful to determine where these uses are allowed.

Breweries These are treated as “Beverage Products.” This is on page 37 of Ch. 802 and is only permitted in Light Industrial and Heavy Industrial zones.

Christmas Tree Farms Christmas Tree Farm is also its own use and is allowed in the same zones as the U-Pick. This use also requires at least 5 acres under condition 53.

LOCAL PERMITTING & ZONING RESOURCE GUIDE FOR AGRITOURISM OPERATORS

Fall Activities (Corn mazes, pumpkin patches, hayrides, etc.)	Agritourism/agritainment is permitted in three zones – Agriculture/Rural Reserve (AG/RR), Forest Reserve (FR), and Conservation Residential (CR). Agritourism use includes things like corn mazes, petting zoos, and hay tunnels (hay rides fit in this most likely, and pumpkin patch would be U-Pick below). One caveat to this is that the landowner must own at least 5 acres.
Farm Markets (Located on the farm)	On the farm, they refer to farm markets as a roadside stand (permanent or temporary). It does need a site plan and must follow certain conditions for vehicular safety, off street parking and food safety requirements (page 46).
On-Farm Entertainment (Weddings, Concerts, etc.)	This is a relatively new use they added to the code. It is connected to <u>Chapter 813</u> starting on page 23. It is a conditional use (must get approval from the Board of Zoning Appeals) and it is only permitted in Agriculture/Rural Reserve zones. This use has a lot of requirements that can be found in Ch. 813.
U-Pick Operations	They also have a definition for a U-Pick Operation: An establishment where commercially grown fruit or vegetables are picked by the customer for purchase at the place of production - which is permitted in Agriculture/Rural Reserve (AG/RR) and Conservation Residential (CR), and is a conditional use in Forest Reserve (FR).
Wineries	Wineries are permitted in three zones – Agriculture/Rural Reserve (AG/RR), Forest Reserve (FR) and also require the 5 acres

MONTGOMERY

Montgomery County Health Department	.....	(765) 364-6440
Crawfordsville Chamber of Commerce	.....	(765) 362-6800
Montgomery County Building Department	.....	(765) 364-6460

Zoning for Agritourism Activities

No zoning in Montgomery County.

MORGAN

Morgan County Health Department (765) 342-6621

[Martinsville Chamber of Commerce](#) (765) 342-8110

[Greater Mooresville Chamber of Commerce](#)

[Morgan County Planning & Zoning Department](#) (765) 342-1060

Zoning for Agritourism Activities

Depends on the activity. Contact the Morgan County Planning & Zoning Department for more information.

NEWTON

Newton County Health Department (888) 663-9866 Ext. 2200

[Kentland Area Chamber of Commerce](#) (219) 474-5155

[North Newton Chamber of Commerce](#) (219) 345-2525

[Newton County Building Department](#) (219) 285-6080

Zoning for Agritourism Activities

Fall activities, U-Pick operations, farm markets, Christmas tree farms, wineries and breweries do not require a zoning change.

NOBLE

Noble County Health Department (260) 636-2191

[Kendallville Chamber of Commerce](#) (260) 347-1554

[Noble County Plan Commission](#) (260) 636-7217

Zoning for Agritourism Activities

Agritourism is permitted in the A1 district, which covers most farms except CFOs. All covered activities must be related to the agriculture production on the farm. **Farm Markets** are questionable, but probably permitted, **wineries/breweries** are permitted by special exception through the planning office.

Temporary events require an Improvement Location Permit through the planning office. Contact the Plan Commission for more information about specific agritourism activities and events.

OHIO

Ohio County Health Department (812) 438-2551

Rising Sun Chamber of Commerce (812) 438-3130

Ohio County Building Department (812) 438-3368

[City of Rising Sun Planning & Zoning](#)

Zoning for Agritourism Activities

Depends on the activity. Contact the Ohio County Building Department or City of Rising Sun Planning & Zoning for more information.

ORANGE

Orange County Health (812) 723-3600
Department

[Paoli Chamber of
Commerce](#) (812) 723-4769

Zoning for Agritourism Activities

No rural county zoning.

OWEN

Owen County Health (812) 829-5017
Department

[Owen County Chamber of
Commerce](#) (812) 829-3245

[Owen County Building
Department](#) (812) 829-5017

Zoning for Agritourism Activities

The majority of agritourism activities can be permitted under the agricultural zoning. Some exceptions to that would be **wineries, breweries and fall activities**.

PARKE

Parke County Health (765) 569-6665
Department

[Parke County Chamber of
Commerce](#) (765) 569-5565

[Parke County Planning &
Zoning Office](#) (765) 569-3394

Zoning for Agritourism Activities

Depends on the activity. Contact the Parke County Planning & Zoning Office for more information.

PERRY

Perry County Health Department (812) 547-2746

[Perry County Chamber of Commerce](#) (812) 547-2385

Perry County Planning & Zoning Department (812) 547-7121

Zoning for Agritourism Activities

Depends on the activity. Contact the Planning & Zoning Department for more information.

PIKE

Pike County Health Department (812) 354-8797

[Pike County Chamber of Commerce](#) (812) 354-8155

[Indiana Area 15 Regional Planning Commission](#) (812) 367-8455

Zoning for Agritourism Activities

Depends on the activity. Contact the Indiana 15 Regional Planning Commission for more information.

PORTER

Porter County Health (219) 465-3525

LOCAL PERMITTING & ZONING RESOURCE GUIDE FOR AGRITOURISM OPERATORS

Department		
Duneland Chamber of Commerce	.....	(219) 926-5513
Greater Portage Chamber of Commerce	.....	(219) 762-3300
Valpo Chamber of Commerce	.....	(219) 462-1105
Porter County Plan Commission		
	.....	(219) 465-3540

Zoning for Agritourism Activities

Breweries	.....	Their current codes were developed prior to many of the micro-brew startups. Breweries would be similar to wineries if products are produced on the farm parcel and are only allowed in A1. Standalone breweries would likely be allowed in a higher level commercial district.
Christmas Tree Farms	.....	Special Use Permit, parking and off-street loading regulations
Fall Activities (Corn mazes, pumpkin patches, hayrides, etc.)	.....	Pumpkin patches do not need any permits if pumpkins are produced on site. Other activities may need a Temporary Use permit.
Farm Markets (Located on the farm)	.....	Only produce grown on site is allowed without a permit. Produce grown offsite may require a temporary permit or use variance.
On-Farm Entertainment (Weddings, Concerts, etc.)	.....	Not allowed and would require a use variance.
U-Pick Operations	.....	Allowed in all districts with farming operations and produce must be produced on parcel.
Wineries	.....	Allowed in AG district only

POSEY

Posey County Health Department	.....	(812) 838-1328
Southwest Indiana Chamber of Commerce	.....	(812) 425-8147
Posey County Area Plan		

LOCAL PERMITTING & ZONING RESOURCE GUIDE FOR AGRITOURISM OPERATORS

[Commission](#) (812) 838-1323

Zoning for Agritourism Activities

The Zoning Ordinance of the City of Mount Vernon, Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County does not specifically mention some of the following activities; however, most agritourism activities could be related to similar uses that are listed within the Ordinance. Those uses would fall under a Special Use in the Agricultural Zoning District. **Roadside stands** are a permitted use within the Agricultural Zoning District. A zoning change may be required for a **winery/brewery** depending on the actual details of the operation. Once approvals are granted, if needed, an Improvement Location Permit would be issued from the Area Plan Commission office.

The ordinance does have a definition for roadside stand and it states the products need to be produced on the premises, otherwise it would be a Special Use in the Agricultural Zoning District. They do not have a temporary permit. Seasonal activities may require a Special Use.

PULASKI

Pulaski County Health (574) 946-6080
Department

[Pulaski County Chamber of
Commerce](#) (574) 242-2750

[Pulaski County Building
Department](#) (574) 946-7858

Zoning for Agritourism Activities

Wineries & Breweries They may fall under Commercial/Eating Establishments/Food production. These are allowed in the A-1 only by special exception.

Activities allowed in A-2 are also allowed in A-1, so if the property in question is already A-1, there’s no need for any rezoning. For activities to be done on a property not already A-1 (or A-2), rezoning would have to occur, except in the few occasions (e.g. farmers market in R-R and commercial districts) where such things are permitted by right or by special exception.

Of course, any of these would require Improvement Location Permit and/or Building Permit. The only one that requires any kind of special permit is on-farm entertainment. See page 137 of the UDO, Section 4.5.D.5, “Special Events”:

5. Special Events. A special event is permitted on a lot in a commercial or planned development district, or in a general agriculture district by special exception, subject to the following standards:

- a. A special event includes, but is not be limited to arts and crafts shows, cultural events, musical events, concerts and stage shows, celebrations, festivals, fairs, carnivals, circuses, or outdoor

religious events.

- b. Circuses, carnivals and similar amusements may be subject to the applicable provisions of the Pulaski County Code of Ordinances.
- c. Temporary dwelling(s) are allowed in association with the special event provided they meet the general standards for temporary dwellings, and are removed at the end of the event.
- d. A special event shall be limited in duration to a maximum of 14 consecutive calendar days, unless otherwise specifically authorized by the Administrator

PUTNAM

Putnam County Health Department (765) 658-2782

[Greater Greencastle Chamber of Commerce](#) (765) 653-4517

[Putnam County Plan Commission](#) (765) 658-2786

Zoning for Agritourism Activities

Depends on the activity. Contact the Putnam County Plan Commission for more information.

RANDOLPH

Adams County Health Department (765) 584-1155

[Randolph County Chamber of Commerce](#)

[Randolph County Area Plan Commission](#) (765) 584-8610

Zoning for Agritourism Activities

Depends on the activity. Contact the Randolph County Area Plan Commission for more information.

RIPLEY

Adams County Health Department (812) 689-5751

[Ripley County Chamber of Commerce](#) (812) 689-6654

[Ripley County Area Planning & Building Department](#) (812) 689-6068 (Building)

..... (812) 689-6062 (Planning)

Zoning for Agritourism Activities

Depends on the activity. Contact the Ripley County Area Planning & Building Departments for more information.

RUSH

Rush County Health Department (765) 932-3103

[Rush County Chamber of Commerce](#) (765) 932-2880

[Rush County Planning & Zoning](#) (765) 932-3090

Zoning for Agritourism Activities

LOCAL PERMITTING & ZONING RESOURCE GUIDE FOR AGRITOURISM OPERATORS

1. Insert the following definition into Section 5, Definitions: **Agritourism:** A land use with the intent of bringing visitors to a working farm or any agricultural, horticultural or agri-business operation for the purpose of enjoyment, education or active participation and involvement in the activities of the farm or enterprise. Agritourism includes agricultural education facilities, agricultural activities and attractions, uses intended to capitalize upon an agricultural setting such as wedding venues and reception halls, and similar uses meeting the requirements of the preceding sentence.
2. Insert "agritourism" as a use in the following zoning districts per Section 7, Restrictions Per District:
 - a. **Rural Residential District (A-1)** - Agritourism shall be listed as a special exception use
 - b. **Transitional Agriculture (A-1R)** - Agritourism shall be listed as a special exception use
 - c. **Agri-Business (A-2)** - Agritourism shall be listed as a permitted use
 - d. **Regulated Livestock (A-3)** - Agritourism shall be listed as a special exception use.

The proposed amendment may minimally affect other sections of the Ordinance not listed above. Said sections are hereby considered to be included in this public notice and may be amended as deemed necessary by the Area Plan Commission, only as affected by the proposals listed above.

SCOTT

Scott County Health Department	.....	(812) 752-8455
Scott County Chamber of Commerce	.....	(812) 752-4080
Scott County Area Plan Commission	.....	(812) 752-8445, Option 1
Scott County Building Commission	.....	(812) 752-8445, Option 2

Zoning for Agritourism Activities

Most agritourism activities are allowable in the Agriculture District. What would constitute a need for additional approval would be determined by the nature and model of each business on an individual level. Below is a list of activities allowed as a **Home based business** without need for Conditional Approval. You will also find what falls into the **Conditional Approval** section. Any permits for construction (some plans may require state approval and/or Development Plan Approval by the APC Board) would be issued after all other state and local permits have been acquired.

Article 3.2.A.k (pages 9-10) **Home based businesses meeting the following criteria:**

- 1) The home-based business shall not detract from the residential character of the property.

LOCAL PERMITTING & ZONING RESOURCE GUIDE FOR AGRITOURISM OPERATORS

- 2) The primary use of the property shall be residential, and the operator of the home-based business shall reside in the dwelling unit.
- 3) The operator of the home-based business may employ for the business only one person not residing on the premises
- 4) There shall be no structural additions, enlargements or exterior alterations to accommodate the home-based business or any alteration that changes the residential appearance to a business appearance.
- 5) The business shall be conducted entirely within the residence and not in any accessory building.
- 6) There shall be no display of goods or other external evidence of the home occupation.
- 7) There shall be no signage except as permitted in Article 5.

Article 3.3.a-f (page 10) **Conditional Uses.** The following conditional uses are permitted only upon a finding by the Board of Zoning Appeals that such use meets the criteria contained in Article 9:

- a. Private clubs, private lodges and private recreational buildings and areas
- b. Permanent **roadside stands** for the sale of farm products grown on the premises
- c. Rural business, as defined in Article 11
- d. Home based businesses not qualifying as permitted uses under Section 1. above.
- e. Recreational Vehicle Parks in accordance with the minimum requirements of Article 5.
- f. Outdoor Commercial Recreational as defined in Article 11.

Article 11 (page 121) **Rural Business:** an activity catering to the public that is traditionally associated with agricultural or rural areas. Such uses include but are not limited to riding stables, commercial greenhouses and plant nurseries (including on-site product sales), **wineries, cider mills, and farm markets.**

Article 11 (page 113) **Commercial Recreation, Outdoor:** Establishments primarily engaged in providing recreational services to the general public outside of an enclosed buildings, including sports stadiums, skateboard parks, go-kart tracks, shooting or archery ranges, and other such recreational amusements.

SHELBY

Shelby County Health Department	.....	(317) 392-6470
Shelby County Chamber of Commerce	.....	(317) 398-6647
Shelby County Planning Commission	.....	(317) 392-6338

Zoning for Agritourism Activities

Depends on the activity. Contact the Shelby County Planning Commission for more information.

SPENCER

Spencer County Health Department (812) 649-4441

[Spencer County Regional Chamber of Commerce](#) (812) 634-2186

[Spencer County Plan Commission/Building Inspection](#) (812) 649-6010

Zoning for Agritourism Activities

Activities involving new building or remodeling require a permit from the Building Department. Rezoning may be necessary in some instances. Contact the Spencer County Plan Commission for more information.

ST. JOSEPH

St. Joseph County Health Department (574) 235-9750

[South Bend Regional Chamber of Commerce](#) (574) 234-0051

[St. Joseph County Area Plan Commission](#) (574) 235-9571

Zoning for Agritourism Activities

Depends on the activity. Contact the St. Josephn County Area Plan Commission for more information.

STARKE

Starke County Health Department (574) 772-9137

[Starke County Chamber of](#) (574) 772-5548

LOCAL PERMITTING & ZONING RESOURCE GUIDE FOR AGRITOURISM OPERATORS

Commerce

Starke County Planning Commission (574) 772-9133

Zoning for Agritourism Activities

Depends on the activity. Contact the Starke County Planning Commission for more information.

STEUBEN

Steuben County Health Department (260) 668-1000, Ext. 1500

Angola Area Chamber of Commerce (260) 665-3512

Fremont Area Chamber of Commerce (260) 495-7805

Hamilton Chamber of Commerce (260) 488-3607

Steuben County Plan Commission (260) 668-1000, Ext. 1600

Zoning for Agritourism Activities

Depends on the activity. Contact the Steuben County Plan Commission for more information.

SULLIVAN

Sullivan County Health Department (812) 268-0224

Sullivan County Chamber of Commerce (812) 905-0130

Zoning for Agritourism Activities

No zoning in Sullivan County

SWITZERLAND

Switzerland County Health (812) 427-3220
Department

[Vevay Chamber of Commerce](#) (866) 683-0008

[Switzerland County Building, Planning and Zoning Department](#) (812) 427-4445

Zoning for Agritourism Activities

Depends on the activity. Contact the Building, Planning & Zoning Department for more information.

TIPPECANOE

Tippecanoe County Health (765) 423-9221
Department

[Greater Lafayette Commerce](#) (765) 742-4044

[Tippecanoe County Area Plan Commission](#) (765) 423-9242

Zoning for Agritourism Activities

Generally speaking, most of the types of agritourism require the Special Exception approval process through our Area Board of Zoning Appeals. **Wineries** can be done by right in some commercial zones, the industrial zones and by Special Exception in some of our rural zones. A **Bed and Breakfast** is permitted in some residential zones by Special Exception and higher density residential zones by right. They are also permitted in some commercial zones by right. Both **Wineries** and **Bed and Breakfasts** have additional development guidelines, based on where they are located.

Currently, they do not regulate **breweries** like wineries (2017). Typically, if the operation is primarily the brewing (or manufacturing of beer) then it would be permitted by right in the industrial zones. If they manufacture on-site and also retail the beer, it could be permitted by right in most of the commercial zones. They must primarily be a restaurant (eating and/or drinking establishment) to be located in a commercial area and the manufacturing must be subordinate to the retailing operation.

Many of the other uses were done by Special Exception under the use of Amusement and recreation services, not elsewhere classified.

Other than having an approval from the ABZA (if necessary) other permits could include:

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1. Improvement Location Permit (Building Permit, even for a change of use)
2. Driveway permit from the appropriate jurisdiction (city, county or state)
3. Septic/well permit (may require state approval for commercial systems)
4. Drainage approval (depending upon the development and its location)

Christmas Tree Farms are a little different. If they are growing the trees on site and selling them on-site, then it would be considered Forestry. This is similar to agricultural row crop production. It is permitted by right in some residential zones, some commercial zones, the industrial zones and the rural zones. This is only permitted in unincorporated Tippecanoe County only and not in the cities or towns.

We do not have any temporary use permits because it would all be covered under a special exception. As long as the use is operated at least once per year, the approval would still be valid for a short-term type of use, such as berry picking (**U-Pick operations**).

We also have a relatively new amendment to our zoning ordinance called Agricultural Rental Halls. This would allow things like a venue for shows, weddings or other gatherings. These are permitted by right in our most intense commercial zone and by Special Exception in two of the rural zones. The term “agricultural rental hall” is defined as:

AGRICULTURAL RENTAL HALL. An establishment (either with or without an outdoor component) where private parties, weddings, and/or receptions limited to attendance by invitation or reservation are held. Additionally, hosting public events, open to the public without the requirement of an invitation or reservation, at which entertainment is provided as the main attraction, may also be part of such business. Unless located in a zone that also permits eating and drinking places as a primary use, an *agricultural rental hall*: 1. May only serve food prepared by an off-premises caterer and may not include any uses listed in SIC 5812 or 5813 and 2. May only host such public events up to four times per calendar year. (Amend 76)

TIPTON

Tipton County Health Department (765) 675-8741

[Tipton County Chamber of Commerce](#) (765) 675-7533

[Tipton County Plan Commission](#) (765) 675-6063

Zoning for Agritourism Activities

Depends on the activity. Contact the Tipton County Plan Commission for more information.

UNION

Union County Health Department (765) 458-5393

[Union County Development Corporation](#) (765) 458-5976

[Union County Area Plan Office](#) (765) 458-5044

Zoning for Agritourism Activities

Depends on the activity. Contact the Union County Area Plan Office for more information.

VANDERBURGH

Vanderburgh County Health Department (812) 435-2400

[Southwest Indiana Chamber](#) (812) 425-8147

[Vanderburgh County Area Plan Commission](#) (812) 435-5226

Zoning for Agritourism Activities

Breweries If using a product grown on the agriculturally zoned farm site as an ingredient, Special Use approval is required, otherwise Industrial zoning is required.

Fall Activities Special Use approval from the Board of Zoning Appeals for a private recreation facility is required.
(Corn mazes, pumpkin patches, hayrides, etc.)

Farm Markets Selling products not grown on the agriculturally zoned farm site have to be sold from a C-4 zoned site.
(Located on the farm)

On-Farm Entertainment (Weddings, Concerts, etc.) Special Use for private recreation facility required.

Wineries If using a product grown on the agriculturally zoned farm site as an ingredient, Special Use approval is required, otherwise Industrial zoning is required.

Other agritourism categories (e.g. U-pick operations, Christmas tree farm, etc.) These are approved activities on agriculturally zoned land.

VERMILLION

Vermillion County Health Department (765) 832-3622

[Vermillion County Chamber of Commerce](#) (765) 832-3844

[Vermillion County Zoning & Area Planning Department](#) (765) 492-5340

Zoning for Agritourism Activities

Depends on the activity. Contact the Vermillion County Zoning & Area Planning Department for more information.

VIGO

Vigo County Health Department (812) 462-3428

[Terre Haute Chamber of Commerce](#) (812) 232-2391

[Vigo County Area Planning Department](#)

(812) 462-3354

Zoning for Agritourism Activities

If the business supports the product grown on location, then it can remain an A-1 or Agricultural zoning or if it is seasonal in nature operating in conjunction with product grown on site it can remain Agricultural. However, most business owners would like to expand the business to include services not related to locally grown product. At which time, the property would need to be zoned commercial.

WABASH

[Wabash County Health Department](#)

(260) 563-0661

[Wabash County Chamber of Commerce](#)

(260) 563-5258

[Wabash County Area Planning](#)

[Planning Director](#)

Zoning for Agritourism Activities

Breweries	Require a Special Exception.
Christmas Tree Farms	No additional permitting required.
Fall Activities (Corn mazes, pumpkin patches, hayrides, etc.)	This would not require any additional permitting provided it is tied to an existing agriculture operation. A Special Exemption is required for a standalone operation generating revenue.
Farm Markets (Located on the farm)	Rural markets on individual properties are seasonally permitted without a permit from the county plan commission. Farmers Markets are usually held within the city jurisdiction of North Manchester and Wabash.
On-Farm Entertainment (Weddings, Concerts, etc.)	Require a Special Exception.
U-Pick Operations	This would not require any additional permitting as part of an agriculture operation.

Wineries Require a Special Exception.

WARREN

Warren County Health Department (765) 762-3035

[Warren County Chamber of Commerce](#) (765) 762-6055

[Warren County Area Plan & Zoning Office](#) (765) 762-6311

Zoning for Agritourism Activities

Fall activities, U-Pick operations, Christmas tree farms, etc. Included in AG1 since they are farm or ag related.

Farm Markets (Located on the farm) Considered roadside stands. There would not be a permit required for the business, only for a structure built on the property.

Breweries, Wineries Require a special exception.

Farm Markets (Located on the farm) Goods produced on the farm where the market is located only needs to follow the parking regulations included in the County Ordinance. If goods are not produced on the farm where they are sold, a Special Use Permit is required in addition to following parking regulations and off-street loading regulations, also found in the County Ordinance.

The complete ordinance can be found on line, at www.warrencounty.in.gov.

WARRICK

Warrick County Health Department (812) 897-6105

[Warrick County Chamber of Commerce](#) (812) 897-2340

[Warrick County Area Plan Commission](#) (812) 897-6190

Zoning for Agritourism Activities

Depends on the activity. Contact the Warrick County Area Plan Commission for more information.

WASHINGTON

Washington County Health Department (812) 883-5603

[Washington County Chamber of Commerce](#) (812) 883-4303

[Washington County Area Plan Commission](#) (812) 883-0139

Zoning for Agritourism Activities

Depends on the activity. Contact the Washington County Area Plan Commission for more information.

WAYNE

Wayne County Health Department (765) 973-9245

[Wayne County Area Chamber of Commerce](#) (765) 962-1511

Wayne County Planning Department (765) 973-9249

Wayne County Building Commission (765) 973-9297

Zoning for Agritourism Activities

Breweries, Wineries Vineyards and the growing of grains for beer-making are both permitted uses in the A-1 and A-2. The making and bottling of wine and beer (to be

sold to the public on the property or offsite) and/or the sampling and retail of same to the public on the property are not permitted uses in the A-1 or A-2 and would require obtaining a Variance of Use from the BZA and meeting all other requirements of permitting and approval depending on the scope of the business, as noted above.

**Christmas Tree Farms,
U-Pick Operations**

These are considered Commercial Nurseries and are permitted uses in the A-1 and A-2 as long as the owner has a minimum of 5.0 acres and 275’ of lot width, an approved driveway entrance and all permits and approvals depending on the scope of the business, as noted above.

Fall Activities
(Corn mazes, pumpkin patches, hayrides, etc.),
On-Farm Entertainment
(Weddings, Concerts, etc.)

These are considered Commercial Recreational Facilities and the owner of a property in the A-1 would be required to obtain a Special Exception from the Board of Zoning Appeals (BZA). An owner in the A-2 would be required to obtain a Variance of Use from the BZA. The owner would then be required to obtain approval from the Wayne County Highway Department (or from INDOT if the entrance is off of a state road) for an approved commercial use driveway entrance; obtain approval for septic system/restroom facilities (if required) from the Indiana State Department of Health; obtain a Construction Design Release if there will be a Class I building used for the business; obtain an Improvement Location Permit (ILP) and any required Building, Plumbing, Mechanical and Electrical Permits and pass all required inspections prior to using the facility.

Farm Markets
(Located on the farm)

Owners are permitted to sell uncut produce from their farm and/or other farms from a roadside stand as an accessory use in the A-1 zone if they have a minimum of 5.0 acres and 275’ lot width. A roadside stand is not a permitted use in the A-2 zone and would require a Variance of Use from the BZA. If permitted, the owner will need to obtain an ILP for a roadside stand that will cost \$500 or more. The stand and parking area are required to be out of the right-of-way. The retail of processed foods such as milk, cheese, ice cream, candy, canned goods, baked goods, packaged meat, etc. is not a permitted use in the A-1 or A-2 and would require obtaining a Variance of Use from the BZA and meeting all other requirements of permitting and approval depending on the scope of the business, as noted above.



Wells County Health (260) 824-6489
Department

LOCAL PERMITTING & ZONING RESOURCE GUIDE FOR AGRITOURISM OPERATORS

[Wells County Chamber of Commerce](#) (260) 824-0510

[Wells County Area Plan Commission](#) (260) 824-6407

Zoning for Agritourism Activities

Breweries Currently being addressed in an ordinance revision. Breweries will not be a permitted use in the Agricultural “A-1” zoning. They will require business or industrial zoning.

Christmas Tree Farms Permitted Use in Agricultural “A-1” – May require improvement location permit depending on types of improvements needed.

Fall Activities (Corn mazes, pumpkin patches, hayrides, etc.) Permitted Use in Agricultural “A-1” – May require development plan approval and improvement location permit depending on types of improvements needed.

Farm Markets (Located on the farm) Permitted Use in Agricultural “A-1” – May require development plan approval and improvement location permit depending on types of improvements needed.

On-Farm Entertainment (Weddings, Concerts, etc.) Permitted Use in Agricultural “A-1” – May require development plan approval and improvement location permit depending on types of improvements needed.

U-Pick Operations Permitted Use in Agricultural “A-1” – May require improvement location permit depending on types of improvements needed.

Wineries Currently being addressed in an ordinance revision. “Micro Winery” will be a permitted use and Winery will be a special exception in Agricultural “A-1” – May require development plan approval and improvement location permit depending on types of improvements needed.

WHITE

White County Health Department (574) 583-8254

[Monticello Chamber of Commerce](#) (574) 583-7220

[White County Area Plan Commission](#) (574) 583-7355

LOCAL PERMITTING & ZONING RESOURCE GUIDE FOR AGRITOURISM OPERATORS

Zoning for Agritourism Activities

Breweries A brewery or distillery is permitted only in the I-1 district, but a brew pub or micro-distillery may be permitted in any business district.

Christmas Tree Farms Christmas tree sales allowed as a temporary use in all but I-3 district (Mid-America Commerce Park). A commercial Christmas tree farm would be “Agricultural Produce Business, Seasonal”, and would be a permitted use in A-1 and R-R (Rural Residential) and any of the business districts and an accessory use in A-2 district. Christmas Tree sales is different from the farm – usually a small temporary retail use of a lot.

Fall Activities (Corn mazes, pumpkin patches, hayrides, etc.) If it were an occasional, informal thing, there would be no issue, but if it were a commercial operation with increased traffic, parking, or other impacts, then we would require a temporary use permit.

Farm Markets (Located on the farm) Roadside stands and concessions are allowed as accessory uses in most zoning districts.

U-Pick Operations U-Pick operations are classified as “Agricultural Business, Seasonal” and are Permitted in CFO (Conservation & Floodplain Overlay District), A-1, R-R, and business districts and as an Accessory Use in the A-2 district.

Wineries Orchard/vineyard is Permitted in A-1, A-2, and R-R Winery is Permitted in A-1, B-2, B-3, and I-1 (we have two in White county).

Special event parking is allowed as a temporary use and requires a site plan, circulation planning, etc. Temporary Retail is a catch-all permitted in all but A-2, R-4, and I-3 with a TUP. The Temporary Use Permit can be issued for 10 days to 18 months, depending on the type of use. The Special Exception Use can only be approved by the Board of Zoning Appeals.

WHITLEY

Whitley County Health Department (260) 248-3121

[Whitley County Chamber of Commerce](#) (260) 248-8131

[Whitley County Planning & Zoning Department](#) (260) 248-3112

Zoning for Agritourism Activities

Breweries These are not dealt with in the AG district at all. An administrative determination would need to be made based on the scale of the operation when one is proposed.

LOCAL PERMITTING & ZONING RESOURCE GUIDE FOR AGRITOURISM OPERATORS

Christmas Tree Farms Tree farms are permitted uses, and the vending part of a Christmas tree business would be permitted as an on-site market.

**Fall Activities
(Corn mazes, pumpkin patches, hayrides, etc.)** These are not specifically dealt with in the AG district zoning. If they are accessory to another use, such as a market, then they would be considered in the way that use is. If standalone, a special exception approval is likely required.

**Farm Markets
(Located on the farm)** If the majority of products are produced on-site, then it's a permitted use; if off-site, then it's a special exception.

**On-Farm Entertainment
(Weddings, Concerts, etc.)** Single events are not dealt with as zoning issues. Dedicated facilities—wedding venues, retreat facilities, etc—would also be special exceptions.

U-Pick Operations These are also not specifically dealt with in the code, but likely would be treated as a permitted use by themselves.

Wineries Require a special exception in the AG district.

Special exceptions involve a public hearing and review through the BZA. Depending on the size and type of any proposed new structures, a development plan may also be required to be reviewed by the Plan Commission Executive Committee. Building permits would be dependent on the specific project, but at least one would be required for any structure placed or remodeled.