

Name	Intent	Min Lot Area	Frontage	Public/Private Frontage	Front	Side	Rear	Pre-existing residence	Max size of facility	Indoor Retail	Outdoor Retail	Indoor Tasting square footage allowed	Outdoor Tasting	Source of produce	Accessory Uses allowed	Social Functions?	Hours of Operation	Parking	Use by Right/SUP
Farm Processing Facility	Retail and wholesale sales of fresh and processed agricultural produce.	Agricultural land, 40 acres total/ 20 acres contiguous to house the facility.	330'	Public	50	100	100	200	The lesser of 6000 or 5% of the parcel size. Unlimited underground area provided below pre-existing ground level and no more than one exposed loading dock. Can be multiple bldgs and must be on the 20 acre contiguous site. If pre-existing conforming building than can be larger as long as the retail space maxes at 1500 sf	The greater of 500 sf or 25% of the floor area above finished grade.	none		none	85% sold fresh or processed must be grown on OMP and a majority shall be grown on the land owned or leased for the specific farm operation. Shall be produced and bottled in the winery and labeled accordingly. Dried fruit 85% by weight grown on OMP and 50% by weight grown on land dedicated to this specific use.	tasting room, participation in township wide events, up to two residential units.	no	not indicated	1 space/150 sf of floor area in the retail/tasting room.	Use by Right
Use by Right Winery	Produce, market, wholesale and retail alcohol related value.	40 acres total/20 contiguous. 65% of 40 in ag crop that can be used to make wine.	330'	not indicated	50	100	100	200	12,000 sf footprint above grade.,	400 sf or 20% of Tasting Room	not specified	2000	2000	All grape wine meet AVA, all fruit beverage 85% from OMP, other processed items: 51% from specific farm operation with same ownership.	Tasting room, tours and participation in township wide events, up to two residential units.	Yes, 50 people max, submit monthly schedules, 20/year and 2/week. To take place within normal business hours.	not indicated	Paved and striped: 1 space/75 sf of indoor tasting room + 1 space/employee working the largest shift + 1 bus space, designated loading area. Overflow parking (may be grass): 1 space per 3 guests allowed at Guest Activity Uses.	Use by Right
Winery-Chateau	Process and sell alcohol related value-added products	50 acres contiguous	330'	Public Road, max two (2) access points permitted by applicable gov't agency.	50	100	100	200	Area equivalent = 5 acres	Logo merch 20% of the floor area of tasting room	none	not regulated	max 4,000 sf	24.38 acres min in production. Additional acreage in grapes that are processed at the winery for GAU	GUA with add'l acreage, tasting rooms, B&B	GAU with add'l acreage and fruit processed on site	Conclude social activities by 9:30 PM	guests allowed at Guest Activity Uses.	SUP
Winery-Chateau	Construct winery, guest rooms, and single family residences as part of a single site.	50 Acres	200'	Public Road	35	50/15	50	200 between ag and other uses	Area equivalent = 5 acres	not regulated	none	not regulated	No outdoor service	75% of land used for crops for wine production but no regulation on the wine sold to be from OMP fruit.	Guest Use activities if more land in production beyond the base required. B&B with 3 guest rooms/5 acres of "area equivalent" max of 12 rooms.	Guest Use activities if more than the required 37.5 acres in production and tied to OMP agriculture.	Conclude social activities by 9:30 PM	One space/150 sf of retail floor space in the tasting room, one space/employee on the largest shift, three spaces for bus or car with trailer, one space/guest room	SUP

KEY	Proposed Draft
	Current Zoning Regulations