

AN ORDINANCE TO AMEND CHAPTER 180 OF THE WARREN COUNTY CODE (ZONING ORDINANCE) TO ADD A DEFINITION FOR "FAIRGROUND" AND TO AMEND THE DISTRICT REGULATIONS FOR THE AGRICULTURAL (A) ZONING DISTRICT TO ADD "FAIRGROUND" AS A USE PERMITTED BY CONDITIONAL USE PERMIT.

BE IT ORDAINED BY THE WARREN COUNTY BOARD OF SUPERVISORS that Sections 180-8C and 180-21 be amended and re-ordained as follows:

1. Subsection 180-8C is amended to add a new definition for fairground, as follows:

Chapter 180. Zoning  
Article II. Application  
§180-8. Definitions.

A. General usage.

...

C. Definitions of words and terms. As used in this chapter, the following words and terms shall have the meanings indicated:

...

**FAIRGROUND:**

**A parcel or tract of land where fairs, festivals, circuses, carnivals, exhibitions, concerts, rodeos, indoor and outdoor flea markets, auctions, and other private and community events are held. Equipment staging, camping, tents, recreational vehicles, agricultural or equestrian related activities, mobile food establishments, games, rides, motorsports and other related recreational or entertainment activities are permitted as accessory uses in conjunction with an event unless otherwise restricted by Conditional Use Permit. Such activities and events are subject to the festival permit requirements set forth in Chapter 63 of the Warren County Code.**

...

2. Subsection 180-21B(4) is amended and a new subsection 180D(47) is enacted to make fairgrounds permissible only by Conditional Use Permit in the Agricultural District, as follows:

Chapter 180. Zoning  
Article IV. District Regulations  
§180-21. Agricultural (A).

A. Statement of intent. This district is intended for areas where general agricultural pursuits are practiced, where low density residential

developments may be situated without degrading the environment and where expanses of open spaces best exist for parks, playgrounds, game preserves and similar uses.

- B. Uses permitted by right. In addition to agricultural pursuits, any one of the following uses is permitted by right on each lot or on each tract or combination tracts in the Agricultural District:

...

(4) ~~Noncommercial fairground.~~ **Reserved.**

...

- D. Uses allowed by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:

...

**(47) Fairground.**

THIS ORDINANCE SHALL BE EFFECTIVE UPON ADOPTION

Language proposed to be deleted is ~~lined through~~.

Language proposed to be added is **underlined**.

Adopted: September 3, 2024

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Zachary Henderson, Deputy Clerk  
Warren County Board of Supervisors