

CTAP Agricultural Committee Technical Assistance – 2010
Litchfield Zoning Ordinance Farm Friendly Amendment Recommendations

The following are recommendations to the Litchfield zoning ordinance based on review and the “Farm Friendly” survey completed.

1. Add the following definitions (From Agriculture Incentive zoning ordinance.) to Section 200.00
 - **Agriculture and Farming:** As defined in RSA 21:34-a, as amended
 - **Accessory Structure (Farm):** Any structure including but not limited to seasonal housing for seasonal farm employees, barns, equipment storage, feed storage, farm stand, greenhouses, lath houses, energy producing devices that provide energy primarily for farm use, cold storages, manure and compost storage, and product processing centers.
 - **Agritourism:** attracting visitors to a working farm for the purpose of eating a meal, making overnight stays, enjoyment of the farm environment, education on farm operations, or active involvement in the activity of the farm which is ancillary to the farm operation.
 - **Farm:** any land, buildings, or structures on or in which agriculture and farming activities are carried out or conducted and shall include the residence or residences of owners, occupants, or employees located on such land. Structures shall include all farm outbuildings used in the care of livestock, and in the production and storage of fruit, vegetables, or nursery stock; in the production of maple syrup; greenhouses for the production of annual or perennial plants; and as defined in RSA 21:34-a. as amended.
 - **Farmers’ Market:** means farmers’ market as defined in RSA 21:34-a.
 - **Farm Parcel:** A tract or parcel of land devoted primarily to agricultural uses may contain a dwelling or other accessory uses.
 - **Farm Roadside Stand:** Means an on-farm, agricultural retail operation provided that: (A) at least 35 percent of the product sales in dollar volume is attributable to products from the farm or farms of the farm stand owner or farm stand operator; and (B) product sales not attributable to the farm or farms of the farm stand owner or farm stand operator shall be agriculturally related and may include, but not necessarily limited to, the sale of garden accessories, cheese, home crafts, cut flowers, dried flowers, value added products such as jams, jellies and baked goods from a farm stand kitchen. Proof of farm income may be required to determine conformity with these provisions.
 - **Farm Worker Dwelling:** A dwelling located on a farm for the purpose of housing an employee of that farm operation and his/her family. Also included in this use type would be multi-family dwelling(s) for seasonal employees in connection with an orchard or other agricultural use, which relies on seasonal employees who must be housed.

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2. Consolidate agricultural, farm and farming standards to one location under 400, General Provisions or 300, Districts. Alternatively or in addition to, add a new section 450, Agriculture Conservation district following the model ordinance in the Innovative Land Use Planning Techniques guide.
3. Update Permitted Uses as listed below. Refer sections 500, 600, 700, 800, 900, 950, and 1000 to single location for Agricultural and farming uses.
 - Agriculture.
 - Farm worker dwellings.
 - Farm roadside stand.
 - Accessory structures for agricultural use.
 - Agritourism.
4. Add section with references to “Right to Farm” statutes. RSA 672:1, III(b) and III(c); RSA 674:32-a, 674:32-b, and 674:32-c; RSA 675:32-c; RSA 432; and RSA 236:70.
5. Reference state approved BMPs
6. Require a minimum 50 feet between residential development and farmland. Conservation Open Space Development, (COSD) has a 50 feet buffer from lots of record. Require developer to inform buyers of existing agricultural uses and associated activities that may be expected (E.g. spreading or stockpiling manure, dust from cultivating, noise, pesticide application, animals, etc.).
7. Amend sign ordinance to be more flexible or even exempt some agricultural signs.
8. Review and update Performance Standards for agricultural uses.
9. Prohibit exporting important agricultural soils (Based on SPI classifications) Include Soils map and land currently in agriculture to ordinance to alert the Planning Board when development is proposed on or near agricultural land.