



## *Town of Scarborough, Maine*

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### **Commercial Farming Activities in the Rural and Farming Zones**

*In the Spring of 2010 the Town Council adopted changes to town zoning to better allow for commercial farming activities in the rural and farming districts. This memo outlines what is generally permitted, but please review the applicable sections of the Zoning Ordinance for details and specifics.*

*In the Zoning Ordinance commercial-scale farming is termed "Commercial Agricultural" when it involves the growing of plants for sale and "Commercial Animal Husbandry" when it involves the keeping, breeding or raising of animals for sale, or their by-products (milk, eggs, meat, wool etc). Both uses are permitted in the RF and RFM Districts, and through special exception approval in the R2 District with the following standards and allowances:*

- ◆ *In order to establish a permanent agricultural building or structure a lot needs at least one (1) acre*
- ◆ *In order to conduct commercial animal husbandry a lot needs at least two (2) acres*
- ◆ *Agricultural buildings, structures and facilities need to be operated and maintained in accordance with the State Dept. of Agriculture Best Management Practices*
- ◆ *Agricultural processing facilities are allowed in conjunction with commercial agriculture or animal husbandry and subject to size limits and performance standards*
- ◆ *Farm Stands and Agricultural Products Stores are allowed in the RF and RFM Districts if they are accessory to commercial agriculture or animal husbandry and subject to performance standards (they require special exception approval in the R2 District)*
- ◆ *Commercial Stables are allowed in the RF and RFM Districts*
- ◆ *A variety of uses related to commercial agriculture are allowed as special exceptions in the RF and RFM Districts, such as agricultural employee housing, veterinary and pet care facilities, and kennels*

**SECTIONS OF THE TOWN OF SCARBOROUGH ZONING ORDINANCE THAT MAY APPLY TO COMMERCIAL AGRICULTURE AND/OR COMMERCIAL ANIMAL HUSBANDRY USES. THESE SECTIONS SHOULD BE REVIEWED FOR SPECIFIC STANDARDS:**

- *Section VI. Definitions - This section includes definitions for:*

*Agricultural Employee Housing, Agricultural Products Store, Agricultural Processing Facilities, Commercial Agriculture, Commercial Animal Husbandry, Commercial Stable, Farm Stand, Forestry, Kennel, and Pet Care Facility*

- *Section IX. Q. Performance Standards – Commercial Agriculture and Commercial Animal Husbandry Including Processing*
- *Section IX. R. Performance Standards – Farm Stands*
- *Section IX. S. Performance Standards – Agricultural Products Stores*
- *Section XII. B. Temporary Signs, subsection 5. Off-Premises Farm Stand and Agricultural Products Store Signs*
- *Section XIII. Rural, Farming and Manufactured Housing District (RFM)*
- *Section XIV. Rural Farming District (RF)*
- *Section XV. Residential Districts R-2*