



Memorandum

To: Town Council
From: Thomas Dansie
Date: August 6, 2021
Re: Discussion and Potential Direction to Planning Commission: Residential Agriculture and Farm Animal Regulations

Chapter 10-15D of the Town Code establishes standards for residential agriculture and farm animal uses. These regulations are different from the standards for agricultural uses in the Agricultural Zone. They are intended to preserve agricultural uses on residential property, in keeping with the Town's rural and agricultural heritage. These standards were adopted in 2013. Prior to that time residential agricultural uses were either not allowed, or required a conditional use permit.

Council Member Player has indicated some of the regulations in Chapter 10-15D could be revised or removed. These include:

- Section 10-15D-5 which deals with the allowance for farm animals on residential property. This section establishes the maximum number of animals allowed on a property based on the type of animal and the square footage of the property. It also establishes special provisions that property owners need to abide by when keeping animals on the property. Further, it prohibits farm animals in the commercial zones. Council Member Player suggests these regulations are unnecessary. Instead, the ordinance should state animal owners are responsible to manage their animals to prevent nuisances (odors, insects, etc.).
- Section 10-15D-7 which regulates bees. This section requires a number of standards for beekeepers. Council Member Player suggests these are unnecessary and could be removed.
- Section 10-15D-8 which regulates agricultural structures. This section exempts structures such as greenhouses and garden sheds from certain development standards (setbacks, architectural standards). Council Member Player suggests the size limitations on agricultural structures to qualify for these exemptions is too small and limiting, and should be increased.
- Section 10-15D-9 which establishes the review process and permit fees for agricultural uses. Council Member Player suggests the reviews and fees required for agricultural uses (particularly in the VR zone) are overkill and unnecessary.

Staff recommends the Council review Chapter 10-15D, particularly the sections highlighted above. If the Council determines revisions to this chapter are necessary, the Council should give the Planning Commission direction to prepare an ordinance revision.