



City of Middletown

Department of Planning, Conservation & Development

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MEMORANDUM

TO: The Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, City Planner

DATE: June 22, 2021

RE: **Proposed Zoning Text Amendments**

Sections 44 & 60: Year Round Farm Markets & Seasonal Farm Stands

Planning, Conservation & Development Staff proposes the following amendments to the Middletown Zoning Code pursuant to Section 71 of the Middletown Zoning Code.

Bold Text: Added

Strikethrough Text: Deleted

44.08.14 PERMANENT YEAR ROUND FARM MARKETS

may be approved by the Commission provided they meet all of the following conditions:

- 1) The market shall be on the premises of, and accessory to, an active farm of at least **5 acres**. ~~20 acres, which abuts a state highway.~~
- 2) At least 50% of the products sold each year, based on gross dollar sales, shall be grown or produced on the premises where the market is located or elsewhere in Middletown or **in abutting municipalities**. ~~immediately surrounding areas.~~ **The percentage may be reduced any given year with Planning and Zoning Commission in the event of a loss or reduction of production due to poor weather conditions or natural disaster.** ~~except in case of weather conditions due to an act of god.~~
- 3) Products and services which may be sold shall include dairy and food products primarily from products grown or produced on the premises or elsewhere in Middletown or **in abutting municipalities** ~~immediately surrounding areas~~; farm bakery products; coffee service station, cider, juices and soda; vegetables, fruits; flowers; seasonal farm products (such as honey, maple syrup, jams, dried fruits and candy); seasonal crafts (such as wreaths, baskets, ornaments, flower pots); pick your own vegetables and fruits; pre-cut Christmas trees, and horticultural supplies.

- 4) Accessory uses shall include greenhouses, hay rides, farm animal petting zoo, and farm and craft related seminars.
- 5) Buildings shall meet yard requirements of the zone.
- 6) Adequate off street parking shall be provided but in no event less than one (1) space for each 300 square feet of gross building area of the market.
- 7) The market shall be located either within an existing farm structure or a separate rural, farm-like structure compatible with the neighborhood.

60.01 PERMITTED USES

60.01.03 Farming or other agriculture uses—any green house that brings the total of such ground area to 5,000 sq. ft. or more shall be a Special Exception. Seasonal farm stands shall be allowed provided they receive site plan approval and are a part of a farming operation in excess of **5 acres and selling products grown on the premises where the stand is located or elsewhere in Middletown or abutting municipalities.** ~~twenty (20) acres and sell only products grown on-site.~~ Appropriate parking as determined during the site plan process shall be required.

ZONES: R-15 R-30 R-45 R-60 RPZ

60.02 SPECIAL EXCEPTION USES

60.02.38 Permanent Year Round Farm Markets

ZONES: **R-15** R-30 R-45 R-60 RPZ