



# City of Middletown Department of Land Use

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## MEMORANDUM

TO: The Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, Director

A handwritten signature in blue ink, appearing to read "Marek Kozikowski".

DATE: July 23, 2021

RE: **Proposed Zoning Text Amendments- Revised**  
**Sections 44 & 60: Year Round Farm Markets & Seasonal Farm Stands**

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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 Connecticut**. ~~immediately surrounding areas.~~ **The percentage may be reduced any given year with Planning and Zoning Commission approval in the event of a loss or reduction of production due to poor weather conditions or natural disaster. The Commission may consider a phasing plan that increases production annually for a specified period of time to reach 50% locally grown or produced products.** ~~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 Connecticut** ~~immediately surrounding areas~~; farm bakery products; **farm café 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 **and other accessory structures in direct support of the agricultural use, production or the market** ~~hay rides, farm animal petting zoo, 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.
- 8) **The following activities may be allowed as part of a farm winery or farm brewery use subject to special exception approval:**
  - a. Hay;
  - b. Farm animal petting zoo;
  - c. Farm and craft related seminars;
  - d. Food trucks;
  - e. Farm festivals; and
  - f. Private events.

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 products grown or produced on the premises where the stand is located or elsewhere in Middletown and up to 25% of the produced sold may be grown or produced elsewhere in Connecticut.** ~~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