

MEMORANDUM

Business Item B

From: Administrator/Staff

To: Town Board

Re: Town Board review & consideration of revisions to the definitions of "farm" and "residential" within the A-2 zoning district in the Town Zoning Ordinance.

Town staff would like the Town Board to determine which direction the Plan Commission should go on amending the definition of "farm" when in reference to A-2 zoned lands.

This is a common pinch point, as of the 23,000+ acres of land in the Town of Clayton, 13,700 acres are zoned A-2 (~60%). Of the A-2 parcels, 20% of them are less than the required 5-acre lot minimum. However, different types of agricultural production can be achieved on smaller lots, including maple syrup, eggs, wool from sheep/llama/alpaca/goat etc., bees (honey, wax, pollination services), and other specialty type operations.

Option 1: Expand the current definition of farm to cover all districts. – Easy, but doesn't solve the actual problem.

Option 2: Update Exhibit table for A-2. This could be to make 'Farm' be 10ac or more, require that to be a 'farm' you must meet the minimum 5-acre requirement, or change the limit for 'Residential' category to be a larger percentage of the lot, etc.

Option 3: Create a new definition for farm for when it relates to A-2 land, with no change to the table.

New definition options may include:

- Crops or goods produced on site are not for sale.
- Crops or goods produced on site are for sale for under a certain dollar amount per year.
- Crops or goods produced on the site must generate a certain dollar amount per year.
- Public is not invited onto the property for purchasing products, goods, or services.
- Aligning agricultural use with other jurisdictions' definitions, such as USDA and their 'livestock' definition.

Regarding what can be considered an agricultural use:

- Must use all the buildings on the property (new and old) for agricultural use.

Option 2 above will enter into a larger conversation about if the category 'farm' should have use AND acreage requirements, or if it is determined by use VS acreage requirements. As an example, a larger 20-acre parcel zoned A-2 can be fallow due to high groundwater making row cropping difficult, arguably making it a 20-acre residential use parcel, while a smaller 3.5-acre parcel zoned A-2 may be home to productive livestock and gardens that support a seasonal farm stand. *This is why we need a definition of farm for the A-2 district.*

The Town Board does not need to determine the definition, but should provide a direction that the Plan Commission will follow to resolve this persistent issue.

SUGGESTED MOTION(S):

Motion to remand this item to the Plan Commission May 13th meeting for further discussion and definition on (Option 1 / Option 2 / Option 3).

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey