

**TOWN OF PORTSMOUTH
ORDINANCE #2015-06-08**

AMENDMENT TO THE PORTSMOUTH ZONING ORDINANCE

ARTICLE II – DEFINITIONS

Amend the definition of Agriculture to read:

Agriculture - Any commercial enterprise which has as its primary purpose farming, cultivation of crops, husbandry, horticulture, viticulture, viniculture, floriculture, forestry, ranching, stabling of horses, dairy farming, or aquaculture, or the raising of livestock, including for the production of fiber, furbearing animals, poultry, or bees, along with the necessary accessory uses for packing treating, or storing the farm product, provided that the operation of any such accessory use shall be secondary to that of the principal agricultural activity. The mixed-use of farms and farmlands for other forms of enterprise including, but not limited to, the display of antique farm equipment, retail sales, tours, classes, petting, feeding and viewing of animals, hay rides, crop mazes, festivals and other special events are hereby recognized as a valuable and viable means of contributing to the preservation of agriculture.

Amend the definition of a roadside stand to read:

Roadside Stand – A non-enclosed or semi-enclosed structure for the sale of agricultural or horticultural products, the major portion of which are grown or produced on the premises or elsewhere by the same producer and must provide off-street parking.

Add:

Agriculture-Promotion Use - A use of land or of a building, or portion thereof, which tends to support, sustain, promote, or encourage agriculture or farming activity. An agriculture promotion use shall have limited or no impacts to surrounding properties and shall not be permitted without the principal agricultural use to which it is related. In no case shall such agriculture promotion use dominate, in area, scale, extent or purpose, the existing principal agricultural use of the land and/or buildings. Agriculture promotion uses may include, but are not limited to: the display of antique farm equipment, farm tours, educational classes, petting, feeding and viewing of animals, and hay rides.

Agriculture – Special Events - A use of land or of a building, or portion thereof, for a social occasion or activity which tends to support, sustain, promote, or encourage agriculture or farming activity and which contributes to revenue derived from agriculture or farming activity. An agriculture special event shall be permitted only on parcels qualified to participate in either the state or the local farm tax exemption program. In no case shall such agriculture special event use dominate, in area, scale or extent, the existing principal agricultural use of the parcel and/or buildings on the parcel. Agriculture - Special Events may include, but are not limited to events such as harvest fairs and festivals, indoor or outdoor concerts, weddings and receptions and corporate or private functions.

ARTICLE V – USE REGULATIONS

Amend the use tables in Article V, Section C to include *Agriculture-Promotion Uses* as a principal use and permit such uses in all Districts by right (Y), except the Town Center District where they are prohibited (N).

Amend the use tables in Article V, Section C to include *Agriculture-Special Events* as a principal use and permit such uses in all Districts by Special Use Permit (S), except the Town Center District where they are prohibited (N).

ARTICLE VII – SPECIAL USE PERMITS

Add *Agriculture-Special Events* to ARTICLE VII, Section A, paragraph 1

**ADOPTED BY TOWN COUNCIL
ACTION ON June 8, 2015**



Joanne M. Mower, Town Clerk