

Dear Village Clerk and Members of the Village Board,

We respectfully submit our third proposal for your consideration. This proposal seeks to amend the definition of Agriculture within the Zoning Code to better support and enhance the agricultural landscape of Barrington Hills while preserving our village's community values. It has garnered strong backing from many residents who value both the preservation of our rural character and the opportunity to purchase locally grown and produced goods.

For this proposal, we have drawn significant inspiration from the New Hampshire roadside stand law (N.H. Rev. Stat. § 21:34-a). However, rather than rely solely on visible roadside stands, we have proposed a higher percentage threshold and broadened the approach. This ensures a more discreet integration into our community, better suited to Barrington Hills' rural character and unique needs. This adjustment underscores our unwavering commitment to maintaining agricultural activities at a highly local level, ensuring that Barrington Hills remains a hub for diverse, homegrown, community-based agricultural practices.

The amendment designates that the sale of agricultural products grown or produced entirely on-site is a permitted component under Section 5-5-2 of the Zoning Code. This provision promotes sustainable farming and supports local agricultural practices without classifying these activities as commercial. By ensuring that these offerings remain strictly agricultural, the proposal naturally creates safeguards against other commercial activities that could erode the village's rural charm. In other words, only items genuinely derived from the property's own agricultural operations—such as homegrown fruits, flowers, and vegetables, farm-raised eggs, or honey harvested on-site—may be sold. Such clear boundaries protect against the incremental emergence of unrelated commercial enterprises. To further prevent disruptions and preserve harmony with residential life, the amendment includes operational standards—such as limited sales hours, no external signage, and on-site traffic management—focusing on discretion and neighborhood compatibility.

We have also carefully considered the village's concerns in crafting this proposal, particularly those voiced during other Zoning Board of Appeals and trustee meetings earlier this year. During these meetings, both board members and community members expressed apprehensions about the potential establishment of slaughterhouses within Barrington Hills. Recognizing that the current zoning code does not explicitly prohibit such facilities, we have included a crucial provision in our amendment that explicitly bans slaughterhouses. This

addition thoughtfully addresses the existing gap, ensuring that Barrington Hills remains a harmonious place for all residents. Our amendment is explicitly crafted to prohibit the establishment of slaughterhouses, ensuring that it cannot be misconstrued as permitting such facilities. This measure upholds the integrity and safety of our community.

We believe this proposal addresses both the practical and community-oriented aspects necessary for its success, and we respectfully request the Village Board's favorable consideration. By supporting this measure, you will not only uphold Barrington Hills' rural heritage but also cultivate a thriving, sustainable agricultural environment that benefits all our residents.

Thank you for your time and attention. We are available to provide any further information or clarification as needed and look forward to the opportunity to discuss this proposal in greater detail.

Warm regards,

Chris Yamamoto
Resident at 315, Dundee Road,
Barrington Hills
On behalf of all co-applicants

5-2-1, 5-5-2(A): CLARIFICATION OF PERMITTED AGRICULTURAL USES

(A) Purpose and Intent

This amendment clarifies that the sale of agricultural products grown or produced entirely on-site is a permitted component of agriculture under Section 5-5-2 of the Zoning Code. It ensures that on-site sales of agricultural products are recognized as part of agricultural use, not as a commercial activity. By promoting sustainable farming and supporting community-based agricultural practices, this amendment reinforces the Village's commitment to preserving its rural character, protecting open space, and maintaining compatibility between agricultural activities and residential life.

(B) Rationale

The Village of Barrington Hills' Zoning Code does not currently address the sale of agricultural products produced on-site. This amendment clarifies that the sale of agricultural products grown, raised, or produced entirely on-site, and sold directly from the property, is part of the permitted agricultural use. This eliminates ambiguities and ensures alignment with the Village's rural character and zoning framework. The amendment also proposes operational standards, including limited hours, no signage, and on-site traffic management, to minimize disruption and maintain compatibility with residential life. By adopting this amendment, the Village responds to community interest, as shown by the support of numerous Barrington Hills residents.

(C) Current Definitions

AGRICULTURE: The use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry including the breeding and raising of horses as an occupation and the necessary accessory uses for handling or storing the produce; provided, however that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.

(D) Revised Definitions

The definition of Agriculture under Section 5-2-1 of the Zoning Code shall be amended as follows:

AGRICULTURE: The use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, including the breeding and raising of horses as an occupation, and the necessary accessory uses for handling or storing the produce; provided, however that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. *The sale of agricultural products grown, raised, or produced entirely on the property shall be permitted as part of the agricultural use and shall not constitute a commercial activity.*

(E) Conditions and Requirements

The sale of agricultural products as clarified under this amendment shall adhere to the following conditions to ensure compatibility with the residential and rural character of Barrington Hills:

1. Scope of Sales:

- Sales are limited exclusively to agricultural products grown, raised, or produced entirely on the property, with no exceptions.
- The sale or resale of third-party, wholesale, or off-site products is prohibited.

2. Operational Standards:

- Agricultural product sales may only occur during the hours of 8:00 a.m. to 7:00 p.m. or sunset, whichever is earlier.
- Sales of agricultural products will be conducted by personal invitation or appointment only.
- Parking and traffic associated with sales must be contained entirely on-site and must not disrupt neighboring properties or public roads.

3. Prohibitions:

- There shall be no direct retail sales to the general public without prior arrangement.
- No permanent display shelves, racks, or other retail-style displays for the sale of products. This ensures that the farm's operation remains in line with its agricultural nature and does not create a commercial retail environment.
- No exterior signage or advertising is permitted on the property.
- No processing or slaughtering of animals for sale shall be permitted as part of this use. This prohibition includes but is not limited to slaughterhouses, abattoirs, or similar facilities.
- The sale of products not grown, raised, or produced on the property (farm) is strictly prohibited.
- The sale or resale of purchased goods, wholesale items, or other third-party products is not permitted.

4. Compliance with Community Standards:

- The activity shall not generate nuisances, including excessive noise, light, or traffic, beyond what is typical for residential areas.
 - i. The nature of agricultural operations, such as u-pick or on-site sales of farm-grown products, does not involve machinery, amplified sound, or other sources of noise typically associated with nuisance activities.
 - ii. Noise levels will remain consistent with agricultural activities currently permitted under the current zoning code.
- Any additional structures or modifications must comply with existing zoning regulations and be approved through the appropriate channels.
- Any concerns regarding compliance will be addressed through existing Village oversight and zoning enforcement mechanisms.