

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, we stress that the purpose of the redefinition is not to contradict the village's acceptable-operational standards, focusing on discretion and neighborhood compatibility.

The definition clarifies what constitutes legitimate agricultural activity while reinforcing that selling what is grown on one's own land is a natural extension of farming, not commercial retail. Barrington Hills already has strong safeguards in place to address activities it considers nuisances. This addition fills an existing gap in the code, providing clarity, preventing unnecessary restrictions on farmers, and ensuring that Barrington Hills continues to reflect its agricultural roots while respecting the needs of all residents.

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-signatories (interested parties)

The proposed amendment seeks to revise the definition of "Agriculture" in Section 5-2-1 (Definitions) and Section 5-5-2(A) (Permitted Uses in the R-1 District) of the Zoning Code to clarify that the sale of agricultural products grown or produced entirely on the property, when sold directly on the farm, is permitted as part of the agricultural use and does not constitute inappropriate commercial activity in and of itself.

This amendment clarifies that the sale of agricultural products grown or produced entirely on-site is an intrinsic part of agricultural use as permitted under Section 5-5-2 of the Zoning Code. It ensures that on-site sales are considered a natural extension of agriculture, not a separate or commercial activity. This clarification supports the Village's intent to preserve its rural and agricultural character while promoting responsible farming practices and encouraging local agricultural engagement. These practices will comply with village standards, including limited hours, no signage, and on-site traffic management, ensuring compatibility with the surrounding environment.

The modified definition is designed to address both what is acceptable agricultural activity and what is not appropriate agricultural activity by stressing that the sale of produce in and of itself will not be deemed inappropriate commercial activity. The village already has safeguards against activities that it deems a nuisance. This addition thoughtfully addresses the existing gap, ensuring that Barrington Hills remains a harmonious place for all residents.

By adopting this amendment, the Village demonstrates responsiveness to community interest, as shown by the number of undersigned Barrington Hills residents who support this proposal.

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Signature

## **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 in and of itself be deemed inappropriate commercial activity.*

## **Considerations for Agricultural Sales in Barrington Hills**

The Village already has established clear parameters to ensure that agriculture in Barrington Hills remains aligned with the village's rural character. While this proposal does not introduce new regulatory provisions, it ensures agricultural integrity of properties and landowners' ability to engage with their farms in a structured, intentional, and community-centered way. Barrington Hills has always been a place where land stewardship and thoughtful planning go hand in hand.

By refining the definition of agriculture, we create a clear delineation of appropriate commercial activity that supports both farmers and the broader community versus inappropriate commercial activities that are not aligned with the character of Barrington Hills. Rather than leaving small farms in a regulatory gray area, this approach ensures that the village retains control while providing clarity and fairness for those who work the land.

Clarifying the definition of agriculture ensures that agricultural sales remain aligned with the rural character and residential nature of Barrington Hills while respecting the village's existing considerations for scope, operation, and compliance. The following points reflect best practices observed in similar communities and provide a framework for maintaining agricultural integrity while allowing responsible land use:

### **Scope of Sales**

Agricultural sales would still be limited to products grown, raised, or produced on the property, ensuring that only genuine, locally grown goods are offered. No third-party, wholesale, or off-site products could be permitted with this amendment, reinforcing the principle that agricultural sales support true farming operations rather than external commercial activity.

### **Operational Considerations**

The amendment would have no impact on the surrounding community, because agricultural product sales cannot take place other than by invitation or during reasonable daylight hours, ensuring a controlled and intentional engagement rather than unrestricted retail activity. Sales of agricultural products are seasonal and occur within the natural farm operations while respecting residential surroundings. Additionally, all parking and traffic would have to remain on-site to prevent disruptions to neighboring properties and public roads.

### **Maintaining Agricultural Integrity**

To preserve the working farm atmosphere, the amendment would not allow retail-style elements such as permanent display shelves, racks, or signage. The amendment does not allow exterior advertising, ensuring that agricultural sales remain an extension of farming operations rather than a retail-driven enterprise.

### **Community Compatibility & Compliance**

The amendment does not allow excessive noise, light, or traffic beyond what is already typical for residential properties. U-pick experiences and on-site sales have traditionally been low-impact activities, typically without amplified sound, disruptive machinery, or retail-style operations that could alter the rural character. Any new structures or modifications would

naturally follow existing zoning requirements, ensuring that farms remain within the established framework of the village. As with all land use matters, the Village's existing zoning enforcement mechanisms provide oversight, maintaining consistency with Barrington Hills' long-standing approach to land stewardship.

These considerations strike a balance between supporting small-scale agriculture and maintaining the tranquility of Barrington Hills, ensuring that agricultural activities remain genuinely farm-based, respectful of neighbors, and aligned with the intent of residential zoning.

## Justification for Clarifying the Definition of Agriculture

Barrington Hills has long prided itself on its **commitment to agriculture, conservation, and open space**—principles that have defined its rural character. However, the current definition of agriculture does not reflect the way real, working farms operate today. Across the country, municipalities have refined their agricultural definitions to keep pace with modern, sustainable practices, ensuring that agriculture remains distinct from commercial enterprises while remaining viable for farmers.

This proposal **does not change zoning or introduce commercialization**. Instead, it provides much-needed **clarity and consistency** so that small farms—those that align with Barrington Hills’ values—can continue to exist without unnecessary restrictions.

## What’s at Stake?

If we fail to address this issue, Barrington Hills risks sending the message that real farming is not welcome here—that only large-scale, high-volume, wholesale agriculture is allowed, while the very farms that make up the fabric of rural life are pushed out.

Without a clear definition, the village risks:

- **Losing small farms** that focus on sustainable, community-centered agriculture.
- **Sending an inconsistent message** by allowing wholesale-only farming, which benefits large corporate buyers but **not** local residents.
- **Restricting landowners unnecessarily** while other municipalities embrace forward-thinking policies that allow small farms to survive and thrive.

## Addressing Common Concerns

### 1. “Why can’t small farms just sell wholesale?”

Small farms cannot sustain themselves through wholesale alone. The wholesale market is dominated by high-volume suppliers, often reliant on imports and corporate distributors. Expecting small farms to survive through wholesale sales alone is like **expecting a local bakery to compete with grocery store chains while banning them from selling directly to customers**. The value isn’t just in growing but it’s in the ability to connect directly with people who appreciate what’s produced.

### 2. “But isn’t agriculture just about growing things?”

No. The ability to share what is grown is fundamental to agriculture. Traditional farming has always involved direct engagement with the people who rely on it—whether through farm stands, seasonal sales, or community education. To prohibit these activities while allowing wholesale-only production is inconsistent with agricultural traditions.

### 3. “How do we ensure this doesn’t lead to commercial businesses?”

This proposal **maintains the integrity of residential zoning**. It does not open the door to unrelated commercial activities. Instead, it refines the definition of agriculture **so that the village retains control while ensuring farms are not unfairly restricted**.

### 4. “If people can farm and sell wholesale, why do they need this change?”

If wholesale is allowed but direct engagement is not, it sends a contradictory message about the village’s commitment to supporting agriculture. Why should the only acceptable agricultural activity be selling to middlemen rather than directly to the people who appreciate and value locally grown crops?

## What This Proposal Ensures

- **Clear and consistent guidelines** so that small farms remain viable without falling into regulatory gray areas.
- **A village that supports its farmers** instead of unintentionally making it harder for them to exist.
- **Agriculture that is true to Barrington Hills’ rural character**—not dependent on large-scale corporate systems.

Without this change, Barrington Hills sends a message that corporate agriculture has a place here, but small, independent farmers do not.

This is a simple, responsible, and necessary refinement that keeps Barrington Hills a place where agriculture thrives as it was always intended to.