



Small Businesses to Maintain Working
Farms and Forests

Farm and Forest Threats

- High Land Values
- Aging Land Owners
- Regulations Prevent Adaptation

Consequences of Zoning

- Farms & forests historically had businesses
- Prohibits most businesses in residential areas
- Assumes all business will be primary uses
- Prevents innovation and new business

Edges between field and forest provide excellent wildlife habitat.

70 Acres of Unfragmented Forest

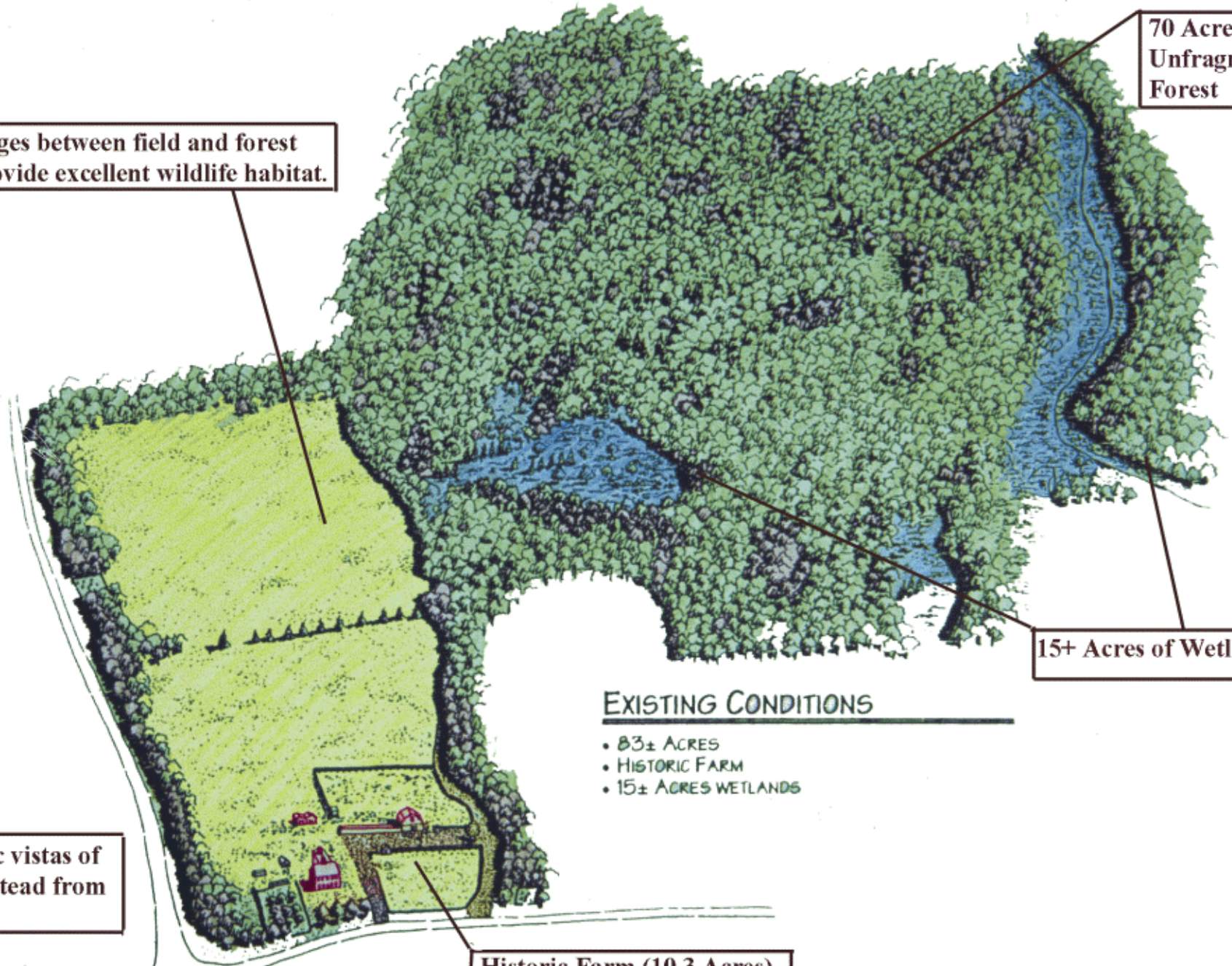
15+ Acres of Wetland

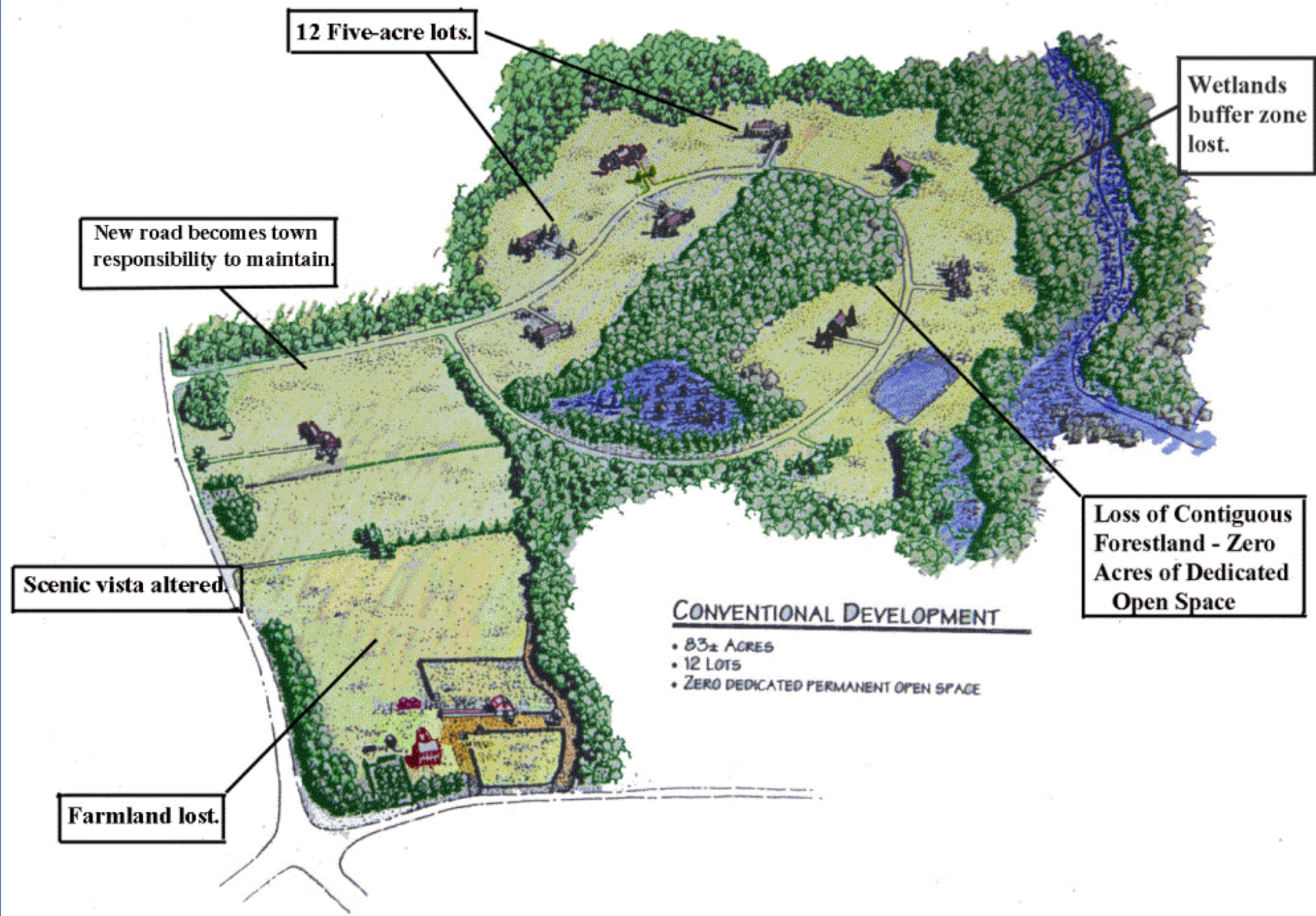
Scenic vistas of farmstead from roads

Historic Farm (10.3 Acres)

EXISTING CONDITIONS

- 83± ACRES
- HISTORIC FARM
- 15± ACRES WETLANDS





Home-based Occupations



Any activity carried out for gain by a resident as an accessory use in the resident's home

Accessory Use

Use of **land** or building customarily incidental and subordinate to the principal use

... shall not be permitted without the principal use to which it is related.

Common Residential Accessory Uses

- Barns
- Garages
- Home occupations
- Outbuildings
- Swimming pools

Rural Comprehensive Plan Policies

- Allow rural way of life to be enjoyed by future generations.
- Protect and promote agricultural uses.....
- Use all available means to conserve the town's remaining forestland....
- Protect sufficient forestland to meet present and future needs.

Rural Zoning Policies

Purpose: “To provide for the preservation and promotion of agricultural production, forestry, timber and open space....”

Farm/Forest Uses Allowed by Right

- Raise farm crops and forest products
- Buildings to support agriculture such as barns, greenhouses, silos, etc.
- Uses not listed are prohibited

Retail Sales



- Roadside stand
- Sale of timber
- Sale of compost/mulch
- Artistic products/crafts
- Farm café/restaurant



Processing



- Maple sugar
- Jams/jellies
- Fire wood
- Sawmills
- Compost
- Soaps
- Cosmetics

Home Based Contractor



Office /Meeting Space



Ag-tivities



- Seasonal attractions (hay rides, corn mazes, fairs, etc.)
- Special events (concerts, weddings/receptions, etc.)
- Recreational activities: hunting/fishing, frisbee golf, etc.

Vineyards, Breweries, Distilleries





**NOTICE:
THIS
PROPERTY
IS A FARM**

~~FARMS HAVE ANIMALS.~~

ANIMALS MAKE:
FUNNY SOUNDS,
SMELL BAD, AND
HAVE SEX OUTDOORS.

UNLESS
YOU CAN TOLERATE:
NOISE, ODORS,
AND OUTDOOR SEX,

**DON'T BUY PROPERTY
NEXT TO A FARM!**

Potential Impacts

NOISE

TRAFFIC

PARKING

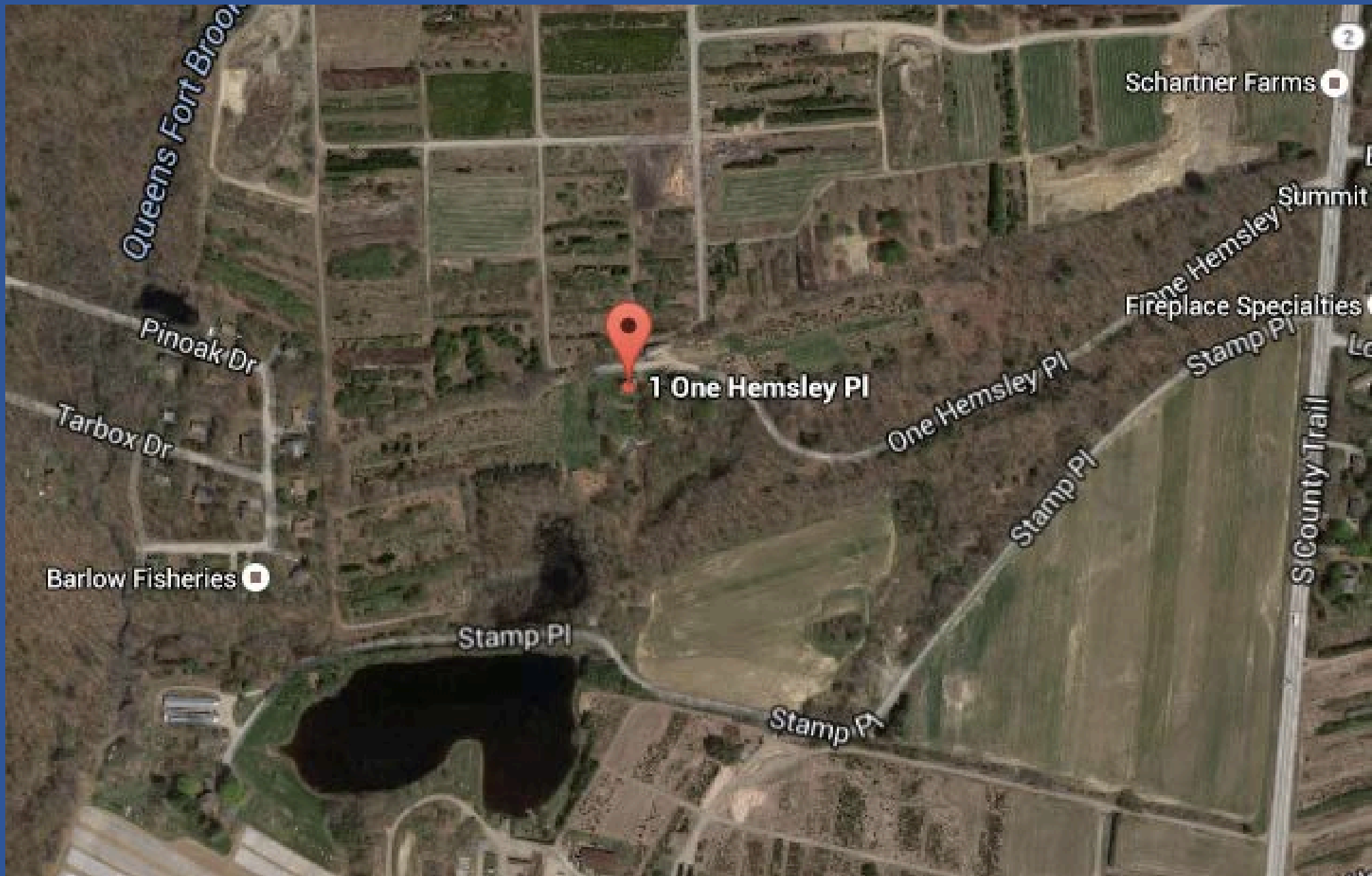
LIGHTING

AESTHETICS

Performance Standards

- Lot Size
- Setbacks from property lines
- Landscaping/Screening
- Parking
- Building size limits
- Lighting standards
- Noise
- Signage





Queens Fort Brook

Schartner Farms



1 One Hemsley Pl

One Hemsley Summit

Fireplace Specialties

Pinoak Dr

One Hemsley Pl

Stamp Pl

Tarbox Dr

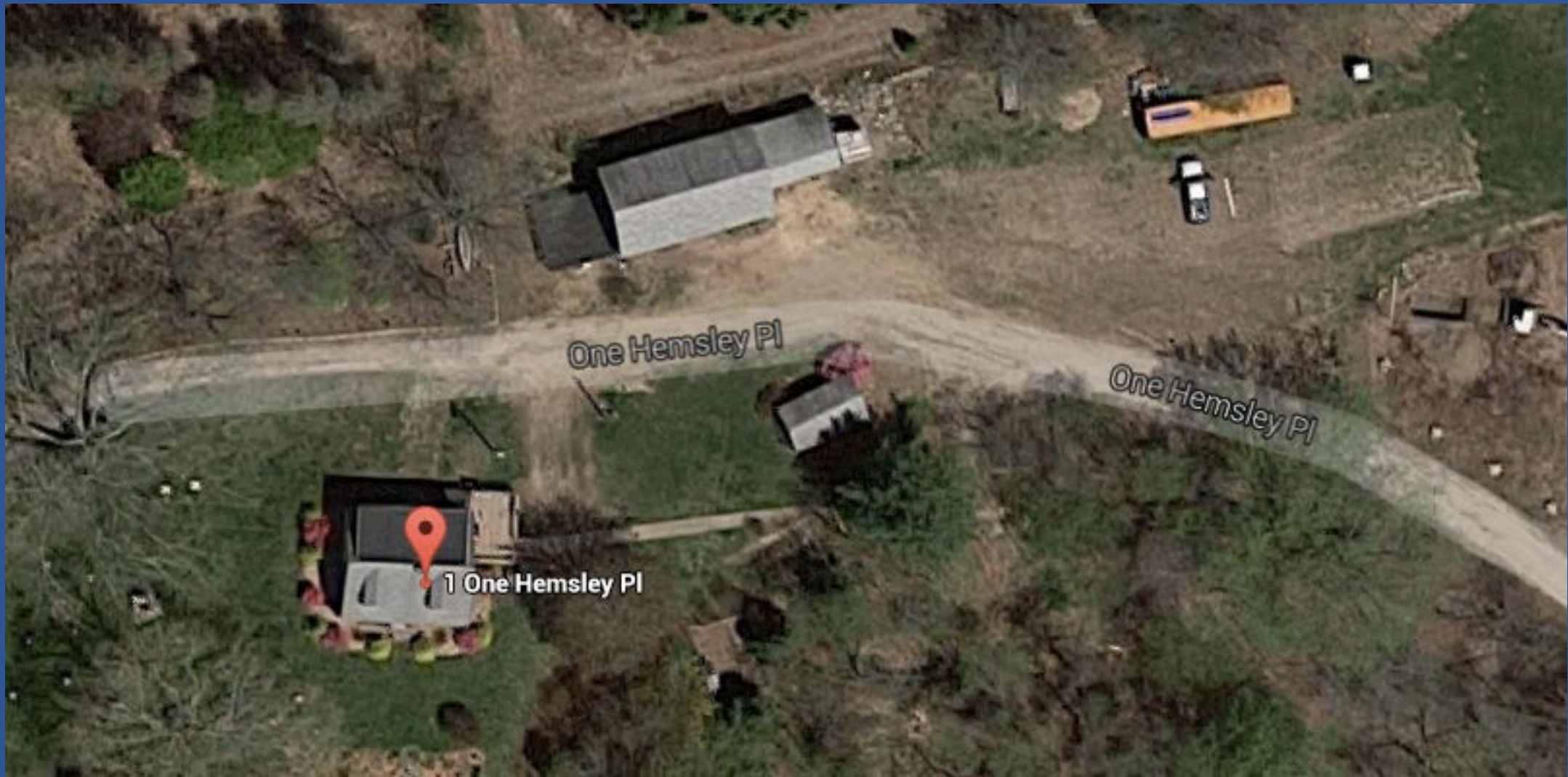
Stamp Pl

Barlow Fisheries

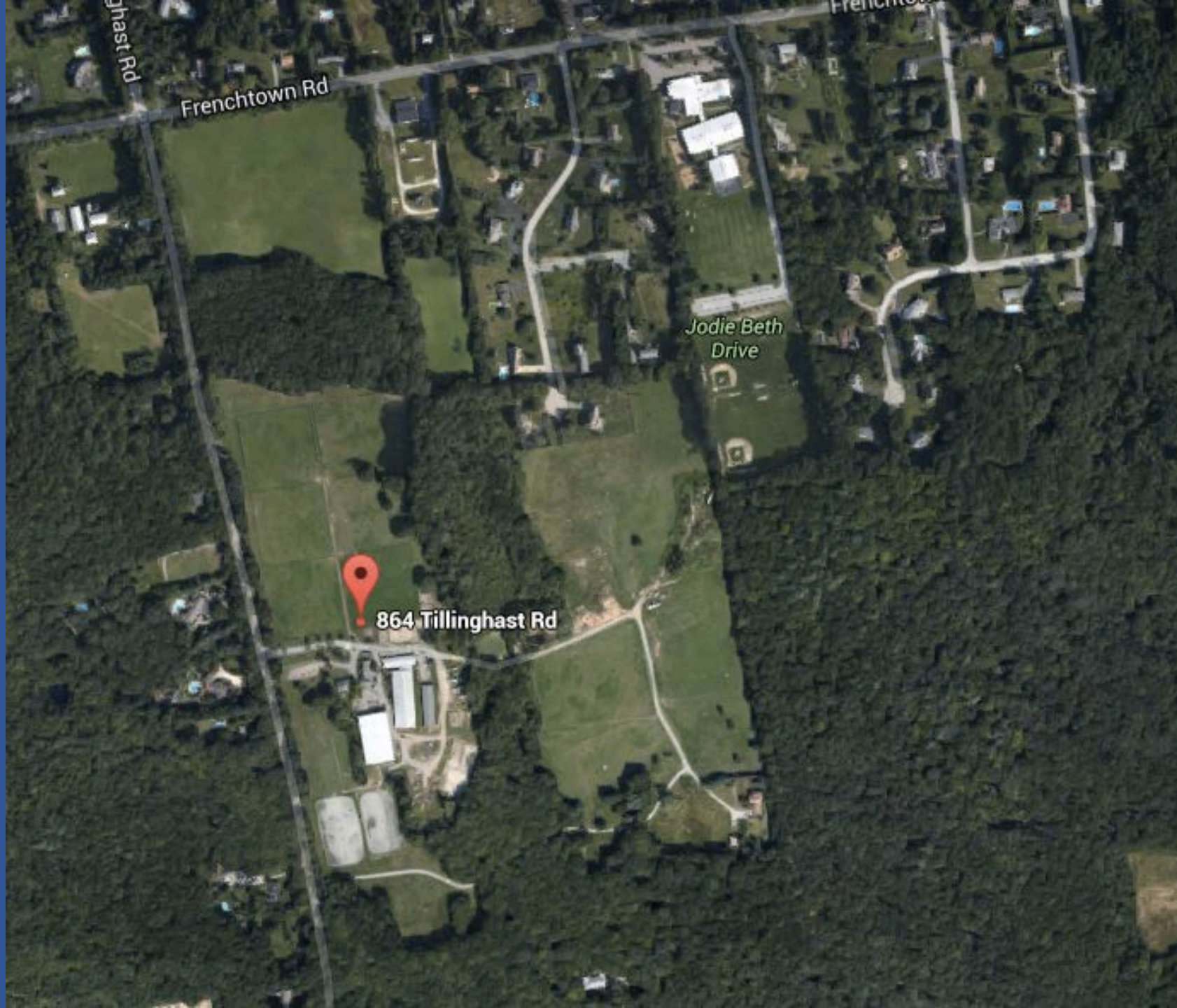
Stamp Pl

Si County Trail

Stamp Pl







Tillinghast Rd

Frenchtown Rd

Frenchtown Rd

Jodie Beth Drive

864 Tillinghast Rd

sweet bean
FARM



915 Mitchell's Lane
Middletown, Rhode Island
401.847.3912





Sweet Berry Farm

915 Mitchell Ln

Sweet Berry Farm

Mitchell Ln

Mitchell Ln

Parad

Paradise Brook

Wapping Rd

3rd Beach Rd

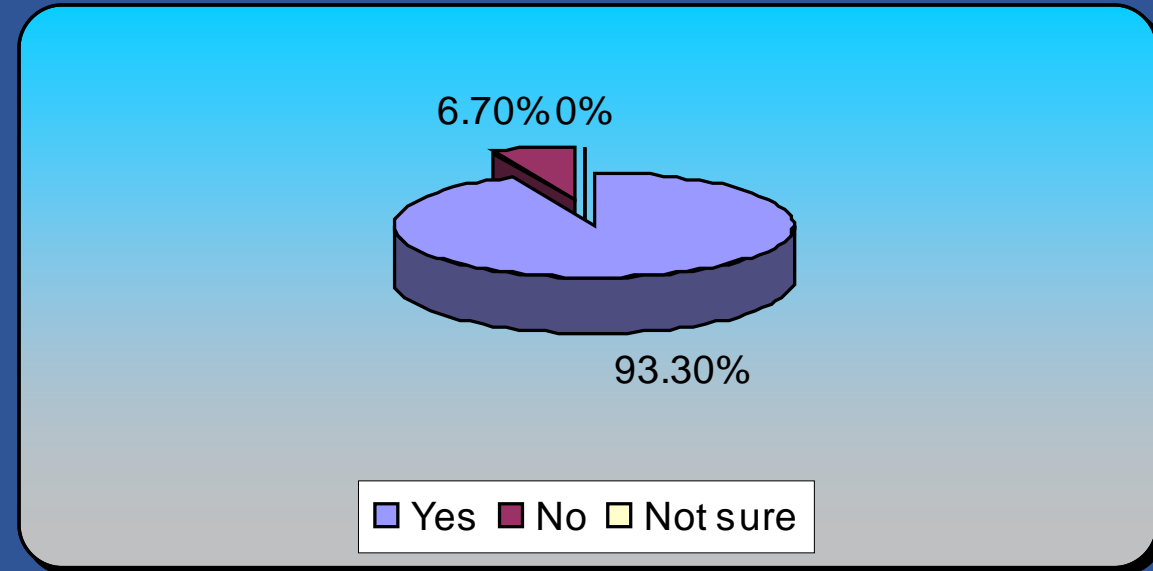
Howland Park

Wyndham Hill Rd

Hill Rd

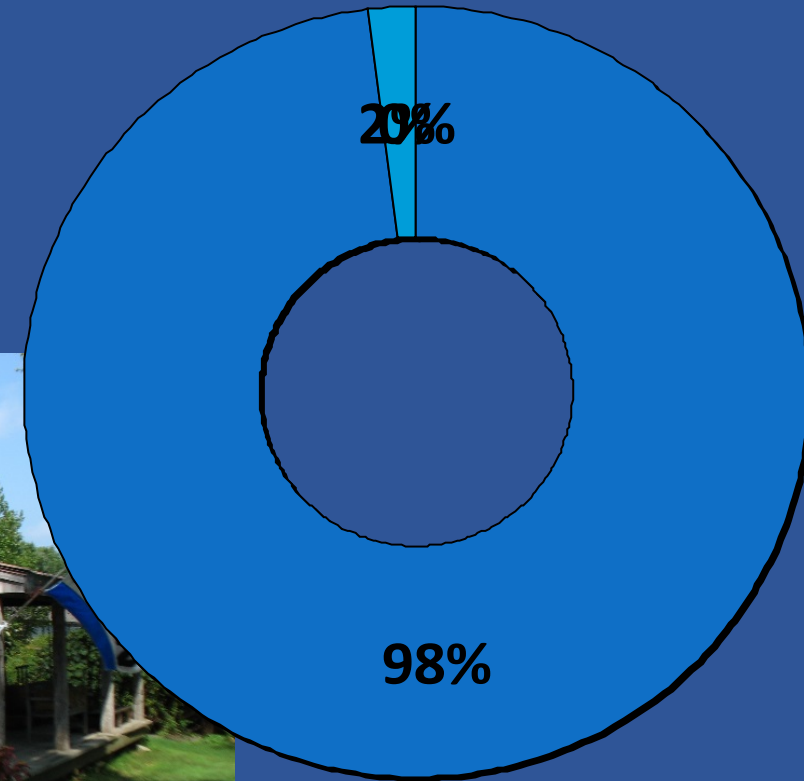
Do you think that the following use is appropriate in rural areas?

1. Yes
2. No
3. Not sure



Do you think this use is appropriate in rural areas?

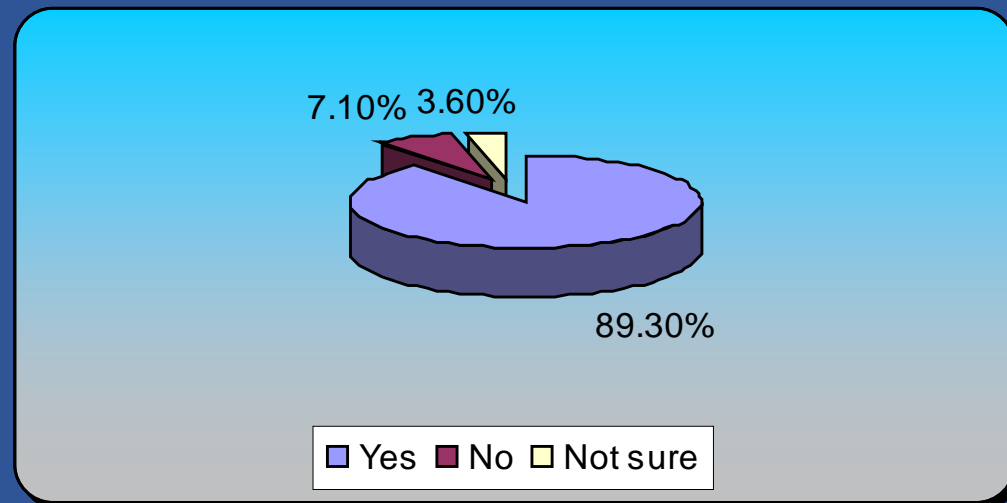
- A. Yes
- B. No
- C. Not sure (0)



■ Yes ■ No ■ Not sure

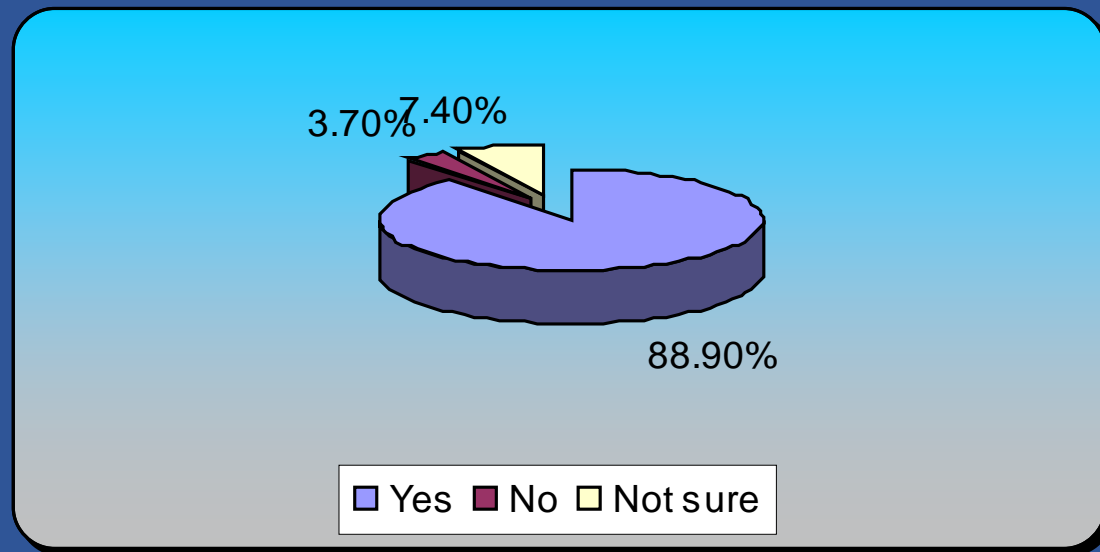
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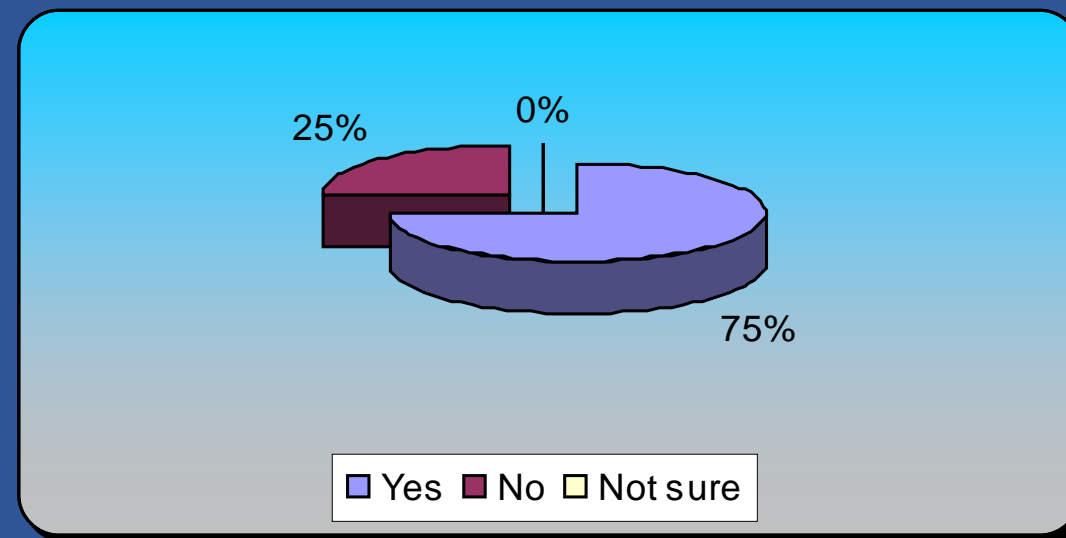
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Community Advantages

- Preserve community character/life style
- Expand tax base
- Create local jobs
- Save money

RI Towns Allowing Farm/Forest Uses

South Kingstown

Hopkinton

Richmond

Glocester

Scituate Draft completed

Foster Draft completed

Questions?