

**Town of Gorham  
Planning Board Meeting  
March 6, 2023**

**ITEM 4 - Public Hearing – Land Use and Development Code Amendment – Chapter 1 Section 1-24** – a proposed amendment to the Land Use and Development Code regarding the addition of agricultural uses into the Urban Residential (Village) Expansion Zoning District.

<b>INDEX OF PACKET ENCLOSURES</b>	
<b>DESCRIPTION</b>	<b>PAGE NUMBER</b>
<b>1. Overview</b>	<b>2</b>
<b>2. Proposed Amendment</b>	<b>2</b>

**AMENDMENT TRACKING**

<b>DESCRIPTION</b>	<b>COMMENTS</b>	<b>STATUS</b>
<b>Town Council Meeting</b>	Forward to the Planning Board for public hearing and recommendations. (6 yeas, Pratt absent)	<b>February 7, 2023</b>
<b>Planning Board - Discussion</b>		
<b>Planning Board – Public Hearing</b>		<b>March 6, 2023</b>

The Planning Board refers to staff notes during the review process; however, it shall be noted that staff recommendations are noncommittal and all final decisions are those of the Planning Board and not Town Staff.

**Memo completed by Thomas Poirier, Director of Community Development.**

**Land Use and Development Code Amendment: Urban Residential Expansion  
Town Council Item 2023-2-14 (Order #23-36)**

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The Town is looking to add agricultural uses and buildings as a permitted use to the Urban Residential Expansion District similar to what is allowed in the Urban Residential and Suburban Residential Districts. The proposed request for the rezoning was brought forward by a resident at the Urban Residential Expansion District phase 3 rezoning map amendment. A resident in the area to be rezoned identified that the district did not allow for agricultural buildings or uses like other residential districts. Staff looked into this matter and this use is allowed in the Urban Residential District, permitted use 6, and the Suburban Residential District, permitted use 5.

To address adding agricultural buildings and uses as a permitted use in the Urban Residential Expansion District, Town staff recommends moving forward with the proposed amendment below. The proposed amendment would also require the keeping of farm animals in UR EXP to conform to Chapter 2, Section 2-12, Keeping of Urban Farm Animals. The proposed amendment language is shown in black, underlined, and ~~struck through~~.

**Proposed Amendment:**

**Chapter 1: Zoning Regulations**

**Section 1-24 – Urban Residential Expansion District**

**B. Permitted Uses**

- 12) Any agricultural building or use except sawmill. Keeping of animals other than household pets shall conform to the requirements of Chapter 2, Section 2-12: Keeping of Urban Farm Animals.

**Chapter 2: General Standards of Performance**

**Section 2-12 – Keeping of Urban Farm Animals**

The purpose of this section is to provide for the keeping of domestic farm animals and livestock in the Suburban ~~Residential, and Urban Residential, and Urban Residential Expansion~~ Districts. This use may be allowed as a permitted use in the Urban Residential (UR), Urban Residential Expansion (UR EXP), and Suburban Residential (SR Districts, provided that the following standards are met:

**PROPOSED MOTIONS:**

Move to recommend adoption by the Town Council of the Zoning Amendment to the Land Use and Development Code under Chapter 1, Section 1-24 Urban Residential Expansion District and Chapter 2, Section 2-12 Keeping of Urban Farm Animals to allow agricultural buildings, uses, and keeping of farm animals with standards in the Urban Residential Expansion District (as amended by the Planning Board).