

**PLANNING FOR AGRICULTURE**  
**MAINE MUNICIPAL FARMING-FRIENDLY PROVISIONS AND STRATEGIES**  
**OVERVIEW**

<b>COMMUNITY</b>	<b>STRATEGY</b>	<b>SUMMARY</b>	<b>NOTES</b>
AUBURN	Zoning Ordinance	<p><b>Agriculture and Resource Protection District</b> <a href="#">DIV 2 Sec. 60-144</a></p> <p>The purposes of this district are to allow for conservation of natural resources and open space land, and to encourage agricultural, forestry, and certain types of recreational uses.</p>	<p>Auburn is currently reviewing its Agricultural and Resource Protection (AGRP) District which has been in place since the 1960's and contains over 40% of the city's land (20,000+ acres). More details can be found at <a href="#">City of Auburn, Maine</a></p>
BETHEL	Cost of Community Services Study (COCS)	<p><b>Cost of Community Services Study.</b> A COCS study provides an analysis of costs versus revenues for types of land use at a specific point in time. In Bethel, a 1994 COCS study found that working land required \$0.06 in town services for every dollar paid in property taxes, while residential land uses required \$1.29 in services (Cultivating Maine's Agricultural Future 24)</p>	<p>American Farmland Trust (AFT) developed the COCS tool in the 1980s to help municipalities analyze the fiscal impact of different land uses. See AFT website for more information <a href="#">Farmland Information Center</a></p>
BOWDOINHAM	Comprehensive Plan	<p><b>Bowdoinham's Comprehensive Plan</b>, adopted in 2014, includes the following Agriculture goals:</p> <ol style="list-style-type: none"> <li>1. To enhance the viability of agriculture so that it will remain an economic strength for future generations.</li> <li>2. To promote buying local foods and enhance opportunities to obtain local foods.</li> <li>3. To safeguard our agricultural resources.</li> <li>4. To encourage economically viable, ecologically sound and socially responsible agriculture.</li> </ol> <p>There are 23 recommendations for implementing the goals (<a href="#">Bowdoinham Comprehensive Plan</a>).</p>	

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**OVERVIEW**

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	<p>Land Use Ordinance</p> <p>Local Group</p>	<p><b>Bowdoinham’s land use ordinance</b> includes one base land use district, the Residential/Agricultural District. (<a href="#">Bowdoinham Land Use Ordinance</a>)</p> <p><b>Bowdoinham’s Community and Economic Development Department</b> supports local farms (and other businesses) with a “Buy Bowdoinham” initiative (<a href="#">Buy Bowdoinham</a>)</p> <p><b>Bowdoinham Community Development Initiative</b> is a local group focused on farms, food, forests, and the arts and the local businesses that support them. (See <a href="#">BCDI</a>)</p>	
BRUNSWICK	Zoning Ordinance	<p><b>Brunswick’s zoning includes a Rural Farm and Forest (RF) District</b> (Section 2.2.2). The RF District applies to environmental and rural resource areas, including areas for farming. The district accommodates agriculture and forestry activities, some residential development, and very limited businesses and other nonresidential development that support or are based on rural and natural-resource-based uses. (<a href="#">Brunswick Zoning Ordinance</a>)</p>	Brunswick’s zoning ordinance is being updated, retaining and in some cases strengthening, “farm-friendly” provisions.
CAPE ELIZABETH	<p>Comprehensive Plan</p> <p>Zoning Ordinance</p>	<p><b>Cape Elizabeth’s 2007 Comprehensive Plan</b> includes “Measures to Protect Farms and Woodlands” under “Agricultural and Forestry”. (<a href="#">Comprehensive Plan</a>)</p> <p>As stated in the Comp Plan, current zoning includes “provisions for <b>clustering of development</b> and preservation of adjacent woodlands and working farmland. <b>TDR, the transfer of development rights</b> from a “sending” parcel of land to a “receiving” parcel of</p>	Work has recently begun on an update for the town’s Comprehensive Plan.

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**OVERVIEW**

COMMUNITY	STRATEGY	SUMMARY	NOTES
	Local Group	<p>land, is also authorized in the Zoning Ordinance. TDR would allow, for example, a farmer to earn money by selling the right to develop his land, while retaining ownership of the land for farming by permanently prohibiting, by deed, the opportunity to develop the land.”</p> <p>In addition, “<b>Fish and farm market stand regulations</b> allow temporary standards and permanent stands (with Site Plan Review) in all zoning districts.”</p> <p><b>Cape Farm Alliance</b> “is a group of farmers, fishermen, gardeners, horse lovers, business owners and supporters of a vibrant and sustainable local food future for Cape Elizabeth. We work cooperatively throughout the year to “ensure Cape Elizabeth’s farming future,” to increase access to local food, to help maintain the rural character of our town, to enhance the economic viability of local farms and food-related businesses, and to raise awareness about local farming, fishing and food.” (<a href="#">Cape Farm Alliance</a>)</p>	
CUMBERLAND	Comprehensive Plan	<p><b>Cumberland’s 2009 Comprehensive Plan</b> (<a href="#">Comprehensive Plan</a>) in Chapter 11 (Agriculture and Forestry Resources), recognizes the importance of agriculture in the town and identifies a number of actions to “mitigate the trend” of losing agricultural land to subdivision development. Actions include</p> <ul style="list-style-type: none"> <li>• defining the rural areas of the town;</li> <li>• creating a farmland overlay map;</li> <li>• adopting conservation subdivision regulations;</li> <li>• limiting the expansion of water and sewer into rural areas;</li> <li>• lessening restrictions on farm buildings/operations.</li> </ul>	

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**OVERVIEW**

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	Local Group	<a href="#">Cumberland Farmer's Market</a> has been active since 1996. They also promote member farms offering Community Supported Agriculture (CSA) programs.	
FAIRFIELD	Land Use Ordinance	<p><b>Fairfield's <a href="#">Land Use Ordinance</a></b> includes a <b>Rural District (RU)</b> which supports agriculture.</p> <p>"The purpose of the <b>Rural District</b> is to provide for a healthy agriculture, forest, and resource base for the town, while accommodating low density residential habitation and appropriate economic opportunity. Development activities in the district are intended to provide an outlet for local resources, and housing, employment, and service opportunities for residents of the District."</p>	
FREEDOM	Comprehensive Plan	<p><b>Freedom's <a href="#">2011 Comprehensive Plan</a></b> establishes the importance of farming in the community and includes goals, policies and actions to support agricultural activities. The plan also includes a "Farms Map", showing the town's 16 farms.</p> <p>From <b>Comprehensive Plan</b>....."A new model of farming in Maine produces small crops of high value produce for sale to local customers. These small farms can specialize in niche products and are flexible enough to shift products. This new model is represented by the local farmers markets, roadside stands, pick-your-own berries farms, Christmas tree farms, nursery operations and value-added products. The many farms in Freedom including a Community Supported Agriculture operation, firewood business, etc. .... is an indication that agriculture is important to and supported by the Town."</p>	







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**OVERVIEW**

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	Zoning Ordinance	<p>“The purpose of <b>cluster development</b> is to encourage the preservation of the rural character of the Town of Lyman by preserving undeveloped land, to include forested land, farmland and other undeveloped land within the Town.”</p> <p>In the <b>Zoning Ordinance</b>:</p> <p>Agriculture (1) uses are allowed in all districts (Residential; General Purpose; Commercial/Residential) ; Agriculture (2) uses are allowed in General Purpose and Commercial/Residential</p> <p>Agriculture Definition:</p> <p>(1) - Limited to the raising and sale of crops and plants, out of doors.</p> <p>(2) – The business of producing or raising plants and crops, including gardening as a commercial operation with or without the use of a greenhouse.</p>	
MONMOUTH	<p>Comprehensive Plan</p> <p>Cost of Community Services Study</p>	<p><b>Monmouth’s 2007 <a href="#">Comprehensive Plan</a></b> establishes importance of farming in the community.</p> <p><b>Chapter 4: Rural Economic Resources</b> includes a discussion about the value of agriculture, (including American Farmland Trust’s “<b>Cost of Community Services</b>” study), some of the strategies the community is using to support farming, and establishes goals for “rural economic resources”.</p>	







**PLANNING FOR AGRICULTURE**  
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**OVERVIEW**

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	Transfer of Development Rights	<p>development will be required to be considered for subdivision or multiplex development.”</p> <p>“9.1.1 Pursuant to Title 30-A, M.R.S.A. §4328, which allows local governments to establish <b>Transfer of Development Rights</b> programs, this Article establishes a voluntary Transfer of Development Rights program in the Town of New Gloucester.” The purposes of the program include preserving agriculture and forestry activities in the Town.</p>	
OGUNQUIT	Zoning Ordinance	<p><b>Ogunquit’s <a href="#">Zoning Ordinance</a></b> includes a Farm District.</p> <p><b>I. Farm District - F</b></p> <p>“To provide space for farming in the Town of Ogunquit in locations capable of conveniently servicing the needs of such establishments and preserving open space in rural areas of the community, without impacting negatively the established character of the Town or adjoining Zoning Districts (Amended June 9, 2015).”</p> <p>There are also specific standards for Agriculture and Animal Husbandry (Article 9).</p>	
POLAND	Comprehensive Land Use Code	<p><b>Poland’s <a href="#">Comprehensive Land Use Code</a></b> includes a Farm and Forests District</p> <p><b>505.2.D. Farm and Forest Districts</b> – “To preserve the rural character of the Town by encouraging the retention of existing farmland, forest land and open space; to encourage and promote agricultural and forest management activities and provide land areas within</p>	

**PLANNING FOR AGRICULTURE**  
**MAINE MUNICIPAL FARMING-FRIENDLY PROVISIONS AND STRATEGIES**  
**OVERVIEW**

COMMUNITY	STRATEGY	SUMMARY	NOTES
		<p>Poland where agriculture and forestry can co-exist with limited residential development; to allow business related to agriculture and forestry; and to recognize the diverse conditions, needs and resource limitations of Poland's rural areas."</p> <p><a href="#">The Comprehensive Land Use Code Chapter 6 - Subdivision Standards</a> include an agricultural provision:</p> <p>"613.11 Agricultural Land Buffers - When the proposed Subdivision will abut active commercial agricultural land, a buffer of unimproved natural vegetation of a minimum of one hundred (100) feet will be provided between dwellings and the active agricultural land. "</p>	
SANFORD	Conservation Plan	<p><b>Sanford's <a href="#">Conservation Plan</a></b> ("Headwaters") includes <b>Section 5.2 Conserving the Value of Sanford's Productive Lands</b> which establishes a vision for Sanford's "productive lands", outlines "services" provided by "working landscapes", and presents recommendations for conserving "productive land".</p>	
SCARBOROUGH	Land Trust Partnership	<p><a href="#">Scarborough Land Trust</a> (SLT) has helped the Town of Scarborough support farming. SLT purchased the Meserve Farm property in 2004. Part of the <b>property is now leased to local organic farmers</b> and is known as <a href="#">Broadturn Farm</a>. This arrangement is a model for supporting land conservation and affordable farmland.</p>	
TOPSHAM	Zoning Ordinance	<p><b>Topsham's</b> zoning ordinance includes <a href="#">Agricultural land conservation and development standards</a>.</p>	

**PLANNING FOR AGRICULTURE**  
**MAINE MUNICIPAL FARMING-FRIENDLY PROVISIONS AND STRATEGIES**  
**OVERVIEW**

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		<p>§ 225-56 <b>Agricultural land conservation and development standards.</b></p> <p><b>A.</b> The purpose of this section is to allow landowners a reasonable return on their holdings, in such a way that the majority of existing open field and land pasture may remain unbuilt for use by future generations. Toward this end, all residential subdivision development proposals encompassing 10 or more acres of existing open fields or pasture shall be laid out according to the cluster standards in § <b>225-43</b>, and in a manner consistent with Chapter <b>191</b>, Subdivision of Land. If the parcel which is proposed for development also contains land which is not either open field or pasture, new dwellings shall be clustered on such land to the most practical extent, so that the fields and pastures remain as undeveloped as possible.</p> <p><b>G.</b> Agricultural landowners are not required to sell that part of their property which is to become open space, provided that they convey the development rights of that open space to the Town of Topsham in a conservation easement prohibiting future nonagricultural development.</p>	
TURNER	Comprehensive Plan	<p><b>Turner’s</b> 2005 draft <b>Comprehensive Plan</b> included the following statement:</p> <p>“The rural areas of Turner will continue to have farm activities. Where farming is no longer economically viable, public-private partnerships (involving state, local, and private funding) will purchase open space to keep the Town’s rural feel. Agricultural-tourism will be a new economic activity, with people coming from the cities to the south to experience life on the farm. Also food</p>	

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**OVERVIEW**

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	Zoning Ordinance	<p>processing and related agricultural industries will be encouraged, such as cheese processing.”</p> <p>Turner’s <a href="#">Zoning Ordinance</a> includes an “<b>Agricultural/Industrial District</b>” and in “<b>Section 4: Performance Standards</b>” there are sections with specific farming provisions, including allowance for “farm enterprise”:</p> <p><b>L. Standards for Non-Commercial Animal Raising in the Village and General Residential Districts</b></p> <p><b>Y. Farm Enterprise</b>  “The purpose of Farm Enterprise is to assist in the implementation of the policies of the Comprehensive Plan relating to encouraging the presence of an agricultural land base for production agriculture and to encourage use of prime agriculture land for farming by providing farm owners and or operators to conduct business not otherwise permitted in the Rural I and Rural II Districts to supplement income from traditional farm operations.”</p>	
UNITY	<p>Comprehensive Plan</p> <p>Land Use Ordinance</p>	<p><b>Unity’s</b> <a href="#">Comprehensive Plan</a> establishes a vision for the town as “Garden of Waldo County”. Unity’s future vision sees itself, among other things, as having retained its “identity as a farming community”. A number of goals support farming as an important part of the local economy.</p> <p>Unity’s <b>Land Use Ordinance</b> includes:  <a href="#">Section VI. Farmland Protection Incentive Measure</a></p>	

**PLANNING FOR AGRICULTURE**  
**MAINE MUNICIPAL FARMING-FRIENDLY PROVISIONS AND STRATEGIES**  
**OVERVIEW**

COMMUNITY	STRATEGY	SUMMARY	NOTES
	Local Group	<p>"This measure is intended to alleviate some development pressures on productive farmland, by providing an incentive to locate development on other land."</p> <p>The provision allows for a "density bonus" if certain conditions are met, as an incentive to protect farmland.</p> <p><b>Unity Barn Raisers</b> is a local group actively supporting and promoting Unity's small-town character, including local food and farming.(see their website at <a href="#">UBR</a>)</p>	
WATERBORO	Zoning Ordinance	<p>Waterboro's <a href="#">Zoning Ordinance</a> includes a <b>Forest and Agriculture District (FA)</b> (Section 3.07)</p> <p>"Much of the land in this district has historically and is today being used for agriculture and timber production purposes."</p>	
WILTON	Zoning Ordinance	<p><b>Wilton's <a href="#">Zoning Ordinance</a></b> includes a "<b>Farm and Forest Zone</b>". One of the provisions in this zone is a "<b>Rural Land Management System</b>" that is used to determine minimum lot area and density of development for a residential subdivision to protect farmland. (See Section 4.5C)</p>	
WINSLOW	Voluntary Municipal Farm Support Program (VMFSP)	<p><b>Winslow</b> adopted a <a href="#">Voluntary Municipal Support Program</a> in May 2016. This program allows a taxpayer with an active farm use property to apply for a reimbursement on property taxes associated with eligible assets, over a 20-year period.</p>	<p>Winslow is the 1<sup>st</sup> town to adopt a VMFSP.</p> <p>For more information on the program see the</p>





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**MAINE MUNICIPAL FARMING-FRIENDLY PROVISIONS AND STRATEGIES**  
**OVERVIEW**

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		<p>10.G.1. The Farm Enterprise Overlay District is intended to maintain and promote agriculture and its related activities through granting agriculture increased flexibility, recognizing that agricultural enterprises often need to encompass hybrids of different, related uses, in order to remain economically viable. Properties not in the Farm Enterprise Overlay District may engage in agriculture and related activities as allowed in Article 4, Use Regulations.”</p>	