

## **8/22/22 Draft of Proposed: Farm Store Zoning Regulation**

### **Description and Purpose**

The intent of this regulation is to allow for economic diversity and sustainability of agricultural uses and to preserve agricultural activities while protecting neighboring property owners from possible disruptions caused by agritourism activities. This use is permitted as accessory use to an agricultural operation and should remain subordinate and incidental to the primary agricultural use. This regulation is not intended to limit the growing, producing, or distributing of agricultural products as allowed under Connecticut General Statutes Sec. 1-1(q). 14.6.2 Permitted Accessory Uses.

The following use is permitted as an accessory use to an agricultural operation: Farm stores allowing retail or wholesale sales of the products grown or manufactured on the premises. At least 60% of the products offered for sale at a farm store shall be agricultural goods produced on the Farm upon which the Farm Store is located or produced from products and materials from the Farm. Accessory items may be sold that are complimentary to the primary agricultural business.

**Farms such as Riding Stables, Tree Farms and other such farms shall be able to have such stores to sell accessory items that are complimentary to the farms core business.**

### **Dimensional Requirements**

1. Minimum lot size shall be 5 acres.
2. All minimum standards and setbacks of the underlying zone shall be met. Setbacks shall be applicable to all buildings, patios, parking areas and driveways. Increased setbacks may be required dependent onsite conditions.
3. Store may not exceed 1,500 sq. ft.

### **Standards**

1. Applicant shall propose hours of operation for the business other than the agricultural operation.
2. Additional screening may be required for areas in order to reduce disturbances to adjacent residential uses.
3. One sign is allowed per Section 10.
4. Parking shall be designated based on the assumption of 250 square feet per vehicle and a vehicular occupancy of 2 persons per vehicle. Parking requirement shall be based on the occupancy of the proposed store. No off-site parking is allowed.
4. Food trucks and events are prohibited unless otherwise approved by the Planning and Zoning Commission under the Agricultural Events Regulation in Section 7.9.
6. In the event the principal agricultural use is abandoned and/or discontinued (growing of the crops required for the store, the accessory uses approved under this section approval shall immediately cease, subject to enforcement action if necessary.
7. An agricultural or farming principal use will be determined by the Town Planner and Zoning Enforcement Officer. Supporting documentation, to be provided by the applicant, may include:

- i. The location of existing or proposed agricultural use on the site plan.
  - ii. The Tax Assessor's designation of the parcel as PA 490 (Farmland, Open Space, Forest Land).
  - iii. Aerial photography or satellite mapping of the property
  - iv. A business plan (with financial data redacted) for new agricultural business.
  - v. Proof of an existing agricultural business
8. Applicant to perform soil testing in order to demonstrate septic suitability if required.
9. Adequate lighting shall be provided in all parking and pedestrian areas. No light shall shed beyond the boundaries of the subject property.

**Application Requirements**

1. A Zoning Permit will be required for all applications for a farm store.
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