

Amendment to Section 3.2(3) (new language in **bold** and underlined):

(3) Commercial Agriculture **and Agriculturally Related Uses**, forestry, truck or nursery gardening, including greenhouses incidental thereto, on lots of five acres or more.

Amendment to Section 3.2(5)9f) (new language in **bold** and underlined):

f) On any approved lot, dogs, domestic cats and not more than ten chickens or other poultry or rabbits or similar small animals may be kept. Except for dogs and domestic cats, they shall be housed in a building or enclosure not less than 50 feet from any property line. **The limitation of ten chickens or other poultry or rabbits or similar small animals shall not apply to a Farm provided they are housed in a building that is 100 feet from any property line. On a Farm, not more than 100 chickens or other poultry per acre may be kept.**

New Definitions for Section 19:

Agriculturally Related Uses: Events of limited duration on a Farm that are incidental to agricultural uses, including corn mazes, pick-your-own, educational programs and demonstrations for children and/or adults, farm kitchen cooking demonstrations, farm-to-table dinners with limited and seasonal menu items, hay and tractor rides, farm tours, petting zoos, and other similar uses.

Non-Agriculturally Related Uses: Activities, uses and events that are part of a Farm's total offerings, but are not necessarily incidental to Agriculture. Examples of such activities includes harvest festivals, weddings, banquets, and similar gatherings where the majority of the food served at the event is made with ingredients grown or raised by the host farmer(s). The purpose of this use is to allow Farms the opportunity to showcase their farm and crops, introduce the general public to the Farm, demonstrate their farming practices, and host community-oriented events that provide marketing opportunities to the Farm and help diversify farmers' incomes in a way that is low-impact on the land and neighboring property owners.

Farm: A parcel or parcels of land of 5 or more acres under single ownership and/or leasehold and used for agricultural purposes as defined by Connecticut General Statutes Section 1-1(q).

Farm Store: A permanent structure located on a farm and used for the year-round sale of agricultural products, services and activities.

Farmstay: A form of temporary overnight accommodation for paying guests on a working farm where guests are immersed in the farming experience and given the opportunity to participate in farm activities.

Replace Section 3.4i:

Non-Agriculturally Related Uses, Farm Stores, and Farmstays, all subject to the criteria set forth in Section 3.11.

New Section 3.11:

3.11 SPECIAL USE REGULATIONS FOR FARMS IN A RESIDENCE DISTRICTS

Non-Agriculturally Related Uses, Farm Stores, and Farmstays are subject to the following criteria and limitations:

- A. Non-Agriculturally Related Uses, Farm Stores, and Farmstays can only be conducted and/or operated on a Farm.
- B. Non-Agriculturally Related Uses are subject to the following limitations and criteria:
 - 1. An annual operational plan for non-agriculturally related uses shall be submitted to the Planning & Zoning Commission as part of the Special Exception Review application process. The annual operational plan shall indicate the number, type, and duration of events that are anticipated to be held during each month of the calendar year. Any Special Exception Permit issued for any non-agriculturally related uses shall be conditioned on compliance with an approved annual operational plan.
 - 2. An updated annual operational plan shall be submitted to the Zoning Enforcement Officer by January 31 of each calendar year. Minor changes to the annual operational plan may be approved by the Zoning Enforcement Officer. An increase of not more than 20% in the number or duration of events from the original operational plan approved by the Planning & Zoning Commission shall be considered a minor change. Any proposed changes that are not minor in nature shall be reviewed and approved by the Planning & Zoning Commission through submittal of a Special Exception Modification application. The Commission may waive the requirement for a public hearing.
 - 3. Unless otherwise approved by the Commission, all parking for such events must be entirely accommodated on the Farm.
 - 4. Events can only occur between the hours of 9:00a.m. and 9:00p.m. Sunday through Thursday and 9:00 a.m. and 11:00p.m. on Fridays and Saturdays.
 - 5. Events must comply with all state and municipal codes and regulations.
 - 6. No music concerts are allowed. Live or amplified music is only allowed in connection with an otherwise permissible Non-Agriculturally Related Use.
- C. Farmstay: A Farmstay may contain up to eight (8) guestrooms, which may include any combination of farmhouse guestrooms, rooms in a converted barn, cabins, cottages, and/or other similar structures. Amenities may include the provision of all meals.
- D. Farm Stores: Farm Stores are subject to the following limitations and criteria:
 - 1. Farm stores may be located on any Farm meeting the minimum five (5) acre requirement.

2. A Farm Store may not exceed 1000 square feet for Farms of less than fifteen (15) acres and may not exceed 1500 square feet for Farms of fifteen (15) acres or more.
 3. Parking Requirements: One space per 250 square feet of floor area.
 4. 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.
 5. No building or structure used as a Farm Store shall be located within 100 feet of any side or rear property line.
- E. Signage: In conjunction with the establishment of any use/activity within this Section, one free-standing sign not to exceed 12 square feet may be permitted on the Farm. Additionally, one temporary, seasonal sign not exceeding 9 square feet in size or 4 feet in height may be permitted.
- F. Buildings and Structures: All buildings and structures proposed for any use/activity contained within this Section shall require approval of a Special Exception Permit; however, Agricultural Buildings and Structures shall be permitted as of right.