

1986 Work Copy

CHART I

WANT TO ACCOMPLISH						
	Factors of Interest	1986 EXISTING	CLEVELAND	WALLINGFORD	MATZEN	COMBINATION
1	Share tax burden equitably	+	0	0	+	+
2	Give rural land owners more choice of uses (particularly long term owners)	0	+/0	+	+	+
3	Allow more single-family homes	0	+	+	+	+
4	Preserve prime agriculture areas	+	0	+/0	+/0	+/0
5	Preserve wooded areas	+	0	0	0	0
6	Protect farmers from higher taxation	+	0	+	0	0
7	Review "50% rule" annually to encourage farming	N/A	N/A	N/A	N/A	N/A
8	Support working farms	+	0	+	0	0
9	Preserve cleared tilled areas	+	0	0	0	0
10	Build home first, then start farm	0	0	0	0	0
11	Reimburse landowners for lost development opportunity	+	+	+	+	+

+  
+  
+  
+/0  
0  
+  
  
+  
+/0  
0  
+

+ Goal Satisfied

0 Goal Not Satisfied

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CHART II

He said  
NOT TRUE  
of LANGHOVER SEPTIC ROAD

WANT TO DISCOURAGE

	<i>Factors of Interest</i>	1986 EXISTING	CLEVELAND	WALLINGFORD	MATZEN	COMBINATION	
1	Increasing dramatically cost of Municipal services	+	0	0	0	0	
2	Land speculation in rural areas	+	0	0	+	+	0
3	Traditional subdivision developments	+	+	0	+	+	+
4	Preservation of agriculture in marginal areas	+ / 0	+	+	+ / 0	+ / 0	+
5	Conflicts with neighboring communities	+ / 0	+	+	+	+	+
6	Building of new roads at City expense	+	0	0	0	0	0
7	Over industrialization	N/A	N/A	N/A	N/A	N/A	
8	Isolation of "back land" parcels	+	+	0	+	+	+
9	Conflicting land uses (nuisances raised by farming)	+	0	0	0	0	0
10	Large building lots	+	+	+	+	+	+
11	Development along long corridors in rural areas	+	+	0	+	+	0

+ Goal Satisfied  
0 Goal Not Satisfied

To: Mayor Jason Levesque, Member of Mayor's MAG-ARP Committee  
From: Peter Moore, Committee Member  
Date: November 1, 2018  
RE: Proposed Ordinance Text Changes

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Mayor Levesque and fellow committee members:

The following represents the current ordinance text and definitions relevant to our discussion this evening relating to the two key elements of the current Ag Zone Ordinance which we have been tasked with amending. The Redline text edits represent my recommendations dealing with these two specific items. I look forward to our discussion this evening.

## **DIVISION 2. - AGRICULTURE AND RESOURCE PROTECTION DISTRICT**

### **Sec. 60-144. - Purpose.**

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. It is declared to be in the public interest that these areas should be protected and conserved because of their natural, aesthetic and scenic value, the need to retain and preserve open space lands, their economic contribution to the city, and primarily because these areas are so remote from existing centers of development that any added uncontrolled growth could result in an economic burden on the city and its inhabitants. This section shall be construed so as to effectuate the purposes outline here and to prevent any attempt to establish uses which are inconsistent with these purposes or any attempt to evade the provisions of this division.

(Ord. of 9-21-2009, § 3.31A)

### **Sec. 60-145. - Use regulations.**

(a) Permitted uses. The following uses are permitted:

(1) One-family detached dwellings, including manufactured housing subject to all the design standards, except the siting requirements of section 60-173, as set forth in article XII of this chapter, accessory to farming operations subject to the following restrictions:

a. ~~No certificate of occupancy shall be issued for any such farm residence until the barns, livestock pens, silos, or other such buildings or structures which are to be erected in connection with the proposed agricultural use as shown on the plans and specifications presented to the municipal officer charged with enforcement are substantially completed.~~

~~b. In no case shall any farm residence constructed under the provisions of this section after the effective date of the amended ordinance from which this section is derived continue to be occupied as a residence if the principal agricultural use has been abandoned or reduced in scope below the minimum requirements as shown on the plans and specifications presented to the municipal officer charged with enforcement.~~

c. Any residence constructed under this article shall not be converted to nonfarm residential use except by permission of the planning board based upon a finding that the abandonment or reduction in such use resulted from causes beyond the control of the applicant and not from any intention to circumvent the requirements of this article.

(2) Buildings, equipment and machinery accessory to the principal use including, but not limited to: barns silos, storage buildings and farm automobile garages.

(3) Forest products raised for harvest.

(4) Field crop farms.

(5) Row crop farms.

(6) Orchard farms.

(7) Truck gardens.

(8) Plant and tree nurseries.

(9) Greenhouses.

(10) Handling, storage and sale of agriculture produce and processed agricultural products derived from produce grown on the premises.

(11) Livestock operations including poultry farms, cattle farms, dairy farms, stud farms, hog farms, sheep ranches, other animal farms, including farms for raising fur-bearing animals.

(12) Wayside stands.

(13) Two-family dwellings which are created from the conversion of a one-family dwelling structure which was constructed prior to 1900.

(b) Special exception uses. The following uses are permitted by special exception after approval by the planning board in accordance with the provisions of division 3 of article XVII of this chapter:

(1) Sawmills and their customary accessory land uses and buildings incidental to the harvesting of forest products, subject to the following conditions: a. Sawmill and accessory activity shall not be detrimental to the neighborhood or the city by reason of special danger of fire or explosion, pollution of rivers or perennial streams or accumulation of refuse. b. Wood processing operation shall be located no closer than 75 feet from any river or perennial stream, 250 feet from any zoning district boundary or

residential dwelling and shall be limited to four persons employed. c. Where natural vegetation is removed, it shall be replaced within six months with other vegetation which will be equally effective in retarding erosion and will preserve natural beauty.

(2) Veterinary hospitals, where operated by licensed veterinarians, including offices and facilities for temporarily boarding animals.

(3) Handling, storage and sale of agricultural services, equipment, and supplies accessory to the farming use.

(4) Bona fide residences required for farm labor. Any residence constructed for farm labor shall not be converted to nonfarm residential use except by permission of the planning board based upon a finding that the abandonment or reduction in such use resulted from causes beyond the control of the applicant and not from any intention to circumvent the requirements of this division. The findings and the conditions upon which such altered use may be continued shall be made a part of the permanent records.

(5) Recreational uses of land intended or designed for public use subject to the following conditions: a. No such recreational use shall be expanded or extended so as to occupy additional land area greater than 20 percent of the original area or one acre, whichever is less; or by the construction of a structure or an addition to an existing structure by more than 900 square feet of additional floor space unless the owner or occupant first obtains approval of the planning board in the manner and upon the same terms as approvals of initial recreational uses. b. Any proposed new or expanded recreational use shall be completed on or before the estimated completion date except that the planning board may grant reasonable extension of time where good cause for the failure to complete is shown.

(6) Any legally nonconforming summer camp or cottage may be rebuilt if destroyed by fire or other casualty, subject to the following conditions: a. Such reconstruction shall comply with all ordinances applicable to new construction. Such reconstruction need not, however, comply with zoning provisions which would otherwise be applicable except for the provisions of article XII of this chapter. b. In cases where no minimum setback is established by division 5 of article XII of this chapter an open yard space of at least ten feet between the building as reconstructed and each of the property lines shall be maintained.

(7) ~~Rifle, pistol, skeet or trap shooting ranges, public or private.~~

(8) Cemeteries, subject to the following conditions: a. At least 20 acres in area. b. Not located in any environmental overlay district or over any known aquifer.

(9) Municipal sanitary landfills, subject to the following conditions: a. Not located in any environmental overlay district or over any known aquifer. b. Provisions shall be made to avoid surface water and groundwater pollution. c. Provisions shall be made for frequent covering of deposited wastes with earth to counteract vermin, insects, odors, and windblown debris.

(10) Radio, radar, television and radio telephone transmitting or broadcasting towers, but not studios or offices for such transmitting or broadcasting, provided that: a. Every such tower shall be installed in a location and manner that ensures its safe operation and the safety of the surrounding residents, building occupants, land uses and properties. b. In no case shall such tower be located less than one and one-half times its height from the nearest property line.

(11) Wholesale nurseries, subject to the following conditions: a. At least one-half of the area of the lot (up to a maximum of three acres) is in active nursery production in a husband type manner. b. The plants and trees propagated, grown and nurtured in the nursery are used as the primary products by the owner/operator of the landscape service.

(12) Processing and storage of compost and bulking agents from the municipal wastewater sewerage sludge facilities provided that: a. All compost and amendments are to be stored undercover or screened from the public way and abutting property as determined by the planning board. b. All federal, state and local ordinances and laws relating to the processing and storage of waste are complied with. c. An end-use plan must be filed as part of the planning board process.

(13) Licensed hospice care facility provided that it shall be licensed by the state as a Medicare certificate hospice.

(14) Slaughterhouse, stockyard, abattoir, dressing plant in compliance with state and federal regulations subject to the following conditions:

- a. The facility shall not be located within the Lake Auburn Watershed Overlay District, the Watershed of Taylor Pond, the Shoreland Overlay District or the Floodplain Overlay District.
- b. The proposed use shall not occupy more than 10,000 square feet of building area.
- c. The number of employees shall be limited to not more than
- d. Accessory retail sales shall be limited to 10 percent of building area or 1,000 square feet, whichever is smaller.
- e. Hours of operation shall limited to between 6 a.m. and 8 p.m.

(15) Compost operations, excluding municipal and industrial waste, to process products such as manure, bedding, animal mortalities, waste feed, produce, forestry by-products, leaves and yard trimmings in compliance with state and federal regulations, subject to the following conditions:

- a. All compost sites shall be evaluated for suitability by a properly qualified professional, including benchmark water testing prior to approval.
- b. Provisions shall be made to avoid surface and groundwater pollution.
- c. Provisions shall be made to counteract vermin, insects and odors.
- d. Must comply with all applicable state department of environmental protection and state department of agriculture rules and regulations and best management practices.
- e. Shall not be located within the Lake Auburn Watershed Overlay District.

(16) Adaptive reuse of structures of community significance.

(17) Assembly, sale, research and development, distribution, instruction, training, demonstration or maintenance of recreational or agricultural equipment, including buildings as accessory structures used in the assembly, sale, distribution, instruction, training, demonstration, or maintenance of recreational or agricultural equipment, subject to the following conditions:

- a. The proposed use is accessory, complementary, or otherwise related to a recreational or agricultural use;
- b. The recreational or agricultural use has been in existence for at least five years prior to the date of the application for the special exception; and
- c. The recreational or agricultural use is located on the parcel for which the special exception is requested or is adjacent to the property for which the special exception is requested.

(Ord. of 9-21-2009, § 3.31B; Ord. No. 32-02072011-07, 2-7-2011; Ord. No. 06-08012011-07, 8-1-2011; Ord. No. 05-04032017, § 2, 4-24-2017; Ord. No. 06-06052017, 6-19-2017)

#### **Sec. 60-146. - Dimensional regulations.**

All structures in this district, except as noted shall be subject to the following dimensional regulations:

(1) **Minimum lot area**, width and depth. No lot shall be created and/or no building shall be erected on a lot containing less than ~~ten~~three acres, exclusive of any bodies of water having a surface area of one-fourth of an acre or more, and measuring not less than 250 feet in width at the street frontage, and 200 feet in depth.

a. A building may be erected on a lot containing not less than 50,000 square feet and possessing the required minimum frontage width provided it is contiguous with other lots or parcels of land in the same ownership containing an aggregate of not less than ~~ten~~three acres; notwithstanding the separation of the said other lots or parcels of land by a road, stream, private right-of-way or other natural boundary from the lot on which the building is to be constructed. This section shall not be construed to prevent the construction of nonresidential accessory farm buildings on any such lot.

b. On legally nonconforming undersized lots, the keeping of horses, mules, cows, goats, sheep, hogs, and similar sized animals for domestic use of the residents of the lot is permitted provided that the land area required per animal unit conforms to the definition of animal farm contained in section 60-2.

(2) Density. The density of yearround dwelling units shall not exceed an average of one dwelling per ~~ten~~three acres.

(3) Yard requirements.

a. Rear. There shall be behind every building a rear yard having a minimum depth of 25 feet.

b. Side. There shall be a minimum distance of 15 feet between any building and the side property line.

c. Front. There shall be in front of every building a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot whichever is less.

(4) Height. The height of all dwelling structures shall be limited to two and one-half stories of 35 feet in height. Accessory buildings and structures may have a maximum height of 65 feet from grade, provided that the front yard, rear yard and each of the side yards shall be increased by one foot for each foot in height in excess of 35 feet.

(5) Off-street parking. Off-street parking spaces shall be provided in accordance with the requirements for specific uses as set forth in articles V through XI of this chapter.

(Ord. of 9-21-2009, § 3.31C)

### **Sec. 60-2. - Definitions.**

Farm means A farm is an area of land that is devoted primarily to agricultural processes with the primary objective of producing food and other crops; it is the basic facility in food production.[1] The name is used for specialised units such as arable farms, vegetable farms, fruit farms, dairy, pig and poultry farms, and land used for the production of natural fibres, biofuel and other commodities. It includes ranches, feedlots, orchards, plantations and estates, smallholdings and hobby farms, and includes the farmhouse and agricultural buildings as well as the land. In modern times the term has been extended so as to include such industrial operations as wind farms and fish farms, both of which can operate on land or sea. any parcel of land containing more than ten acres which is used in the raising of agricultural products, livestock or poultry, or for dairying.The term "farm," under the Agricultural and Resource Protection District, shall be further defined as meeting the following criteria:

A farmer[1] (also called an agriculturer) is a person engaged in agriculture, raising living organisms for food or raw materials. The term usually applies to people who do some combination of raising field crops, orchards, vineyards, poultry, or other livestock. A farmer might own the farmed land or might work as a laborer on land owned by others, but in advanced economies, a farmer is usually a farm owner, while employees of the farm are known as farm workers, or farmhands. However, in the not so distant past, a farmer was a person who promotes or improves the growth of (a plant, crop, etc.) by labor and attention, land or crops or raises animals (as livestock or fish).

(1) At least ~~50 percent~~ \$1,000 of the total gross annual income of the farmer occupant ~~and his spouse~~ living in the farm residence will be derived from such uses; and

2) At least ~~ten two and one half acres (-2.0 acres)~~ of the farm will be devoted to the production by the occupant of field crops or to the grazing of the occupant's livestock, or to the long term preservation of the farm for future active farming, forestry or wildlife habitat. For purposes of this definition, the term "poultry" means no fewer than 10~~0~~ fowl and the term "livestock" means no fewer than 2~~0~~ cattle or other animals being raised for commercial purposes.

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Farm, livestock, means any parcel of land that contains at least the following land area used for the keeping of horses, mules, donkeys, cattle, goats, sheep, swine and similar sized animals for the agricultural use of the residents of the lot, provided that there is a minimum of 1 acre of land as required by Chapter 8 Animals and adequate land area is provided for each animal unit, excluding water bodies of one-quarter acre surface area or larger:

- (1) Cattle: One bovine animal unit per acre of cleared hay-pasture land. (2) Horse: 1.5 animal units per acre of cleared hay/pasture land. (3) Sheep: Three animal units per acre of cleared hay/pasture land. (4) Swine: Two animal units per acre of cleared land. (5) Other livestock farms: The required lot size shall be determined by municipal officer charged with enforcement and shall conform to the lot size for similar sized animals

For purposes of the Ag Zone an Accessory structure or building means an uninhabited building, at least five feet in distance from the principal building, ~~used for a purpose which is customarily subordinate and incidental to that of the principal building or to the principal use of the land and which is located on the same lot as the principal building use.~~ The term "accessory buildings," in residential districts, includes tool sheds, wood sheds, detached garages and swimming pools. No accessory building shall house a home occupation or professional office or be used as a sales outlet in a residential district.

Except that in the Ag Zone an accessory structure is permitted for farm use and may be constructed without the precondition of any Primary or Principal structure existing on the Farm.

Accessory use means a subordinate use of land or building which is customarily incidental and subordinate to the principal building or to the principal use of the land and which is located on the same lot with the principal building or use.