

# Zoning Regulations 2007

## Town of Granby

### 8.15 AGRICULTURE

These Regulations have been developed to promote, protect, retain and encourage Granby's rural character. This rural character has its roots in the tradition of New England Agriculture: the small farm, the fruit orchard, and the dairy. Granby's overall plan for development requires that this agricultural presence be continued through the use of inclusionary rather than exclusionary agricultural regulation. Creative development which seeks to further an agricultural presence and the retention of a rural character shall be encouraged.

**8.15.9** Barns shall be permitted in R2A, R50 and R30 zones.

**8.15.10** Barns shall be set back from all side and rear property lines a minimum distance equal to one and one-half (1 1/2) times the maximum height of the barn; a distance equal to the longest linear dimension of the barn; or a distance in compliance with Section 5 of these Regulations, whichever is greatest.

Any existing non-conforming barn, originally constructed for agricultural purposes, may continue to be used for agricultural purposes.

**8.15.11** Detached greenhouses shall be permitted provided that they are placed on the premises in accordance with Section 8.15.10.

**8.15.12** The storage and repair of farm vehicles and other similar equipment within a barn shall be permitted on a farm. This shall not permit the operation of a repair garage for the general public.

**8.15.13** Seasonal agricultural group quarters consisting of one (1) trailer or mobile home shall be permitted on a farm with a land area exceeding twenty (20) acres and where agricultural production is the principal means of livelihood as defined by Section 12-91 of the Connecticut General Statutes subject to the following conditions:

**8.15.13.1** A temporary occupancy permit shall be issued for a period not to exceed 240 days in any one (1) year and shall be strictly limited to the growing and harvesting period of the primary agricultural product. This permit must be renewed annually.

**8.15.13.2.1** Prior to the issuance of a temporary occupancy permit, the applicant shall provide evidence satisfactory to the Building Official that verifies participation in a bona-fide migrant farm worker program.

**8.15.13.3** Any trailer or mobile home shall be located a minimum of one hundred (100) feet from any street, side or rear lot line, fifty (50) feet from any dwelling on the same lot and two hundred (200) feet from any dwelling on any other lot.

**8.15.13.4** Any trailer or mobile home shall be visually screened from all public rights-of-way and from any residence on an adjacent lot.

**8.15.14** The Planning and Zoning Commission may issue a Special Permit, subject to the criteria of Section 8.2, for a Farm Hand Residential Facility. FHRF's are designed to aid large-scale agricultural operations by providing year round housing for a farm manager, and/or other farm employees under the following conditions:

**8.15.14.1** The agricultural operation must be the primary use of the land.

**8.15.14.2** The agricultural use must be operated on a common property with a total contiguous land area of at least 20 acres.

**8.15.14.3** The agricultural operation must contain a farm building or buildings with a combined square footage in excess of 6000 square feet, excluding buildings used for residential purposes.

**8.15.14.4** The total area of the living quarters must not be less than 450 feet, nor exceed 1,500 square feet. A FHRF may contain any number and style of rooms as may typically be found within residential structures, except that the facility shall be limited to a maximum of 3 bedrooms, one kitchen, and two bathrooms.

**8.15.14.5** All occupants of the Farm Hand Residential Facility must be full time employees on the site of the agricultural operation which received the Special Permit.

**8.15.14.6** The living area of the Farm Hand Residential facility shall be contained within a barn or other existing building. The Farm Hand Residential facility may not be a separate structure designed and constructed solely as a residential home, but must be designed as a combination agricultural/residential facility. Not more than 40% of the total area of the building may be used as the FHRF.

- 8.15.14.7** The Farm Hand Residential facility must have an outside access which is convenient to a parking area.
- 8.15.14.8** The structure containing the Farm Hand Residential Facility shall be metered by one (1) common electrical service and have one (1) common heating system, though only the FHRF must be heated and have electricity.
- 8.15.14.9** The Farm Hand Residential Facility shall have a potable water supply and septic service approved by the Farmington Valley Health District.
- 8.15.14.10** The Farm Hand Residential Facility must be removed at such time that the premises are no longer used as an agricultural operation as defined herein.
- 8.15.14.11** The Farm Hand residential facility must comply with all applicable building and Fire Codes and may be inspected annually by the Fire Marshal and/or Building Official.
- 8.15.15** Where fencing is constructed for the purpose of confin-ing livestock, it shall be set back a minimum of five (5) feet from all property lines.
- 8.15.15.1** The above five (5) foot minimum setback shall not apply to fencing constructed for use on a farm.
- 8.15.15.2** The above five (5) foot minimum setback shall not apply where adjoining property owners agree on the location of the fence.
- 8.15.15.3** This Regulation shall not prohibit the repair, mainte-nance or replacement of fence legally existing prior to the adoption of this Regulation.
- 8.15.16** Temporary roadside stands for the sale of farm products shall be permitted on the property of those responsible for the raising of said products, unless specifically prohibited by the Granby Police Department for reasons of public safety. Such stands shall not be less than ten (10) feet from the traveled way and not less than fifty (50) feet form any street intersection. Tempo-rary roadside stands shall be exempt from the minimum front yard requirement. All roadside stands shall be removed during the months of January and February.
- 8.15.17** The Commission may grant a Special Permit, subject to Section 8.2, for a Farm Store as an accessory use to a bona-fide farm operation under the following conditions:
- 8.15.17.1** The farm store may only be located on an active farm site.
- 8.15.17.2** The farming operation must have derived at least \$15,000 in gross sales or incurred at least \$15,000 in expenses related to such farming operation during the previous calendar year.
- 8.15.17.3** The farm store shall be confined to an area within an existing barn or similar structure or, if new construction is proposed, the scale and design shall be compatible with the residential/agricultural area.
- 8.15.17.4** The store must have its primary means of access and egress from a through street.
- 8.15.17.5** All parking areas shall be approved by the Commission.
- 8.15.17.6** The following items may be sold at the Farm Store: fruits, vegetables, plants, flowers, trees, shrubs and similar items, processed foods such as jams, conserves, preserves, pickled foods, honey, maple syrup, baked goods, eggs and similar products, grown or produced in Granby. A Farm Store may sell a full range of dairy products, which may be produced on or off site. The Farm Store may provide seating for the public and tables where food and beverages may be consumed. The Commission may permit the sale of items not produced or grown in Granby where it is necessary to supplement the variety of items available for retail sale.
- 8.15.17.7** The Farm Store must meet all state and local codes and health requirements.
- 8.15.17.8** The Commission may limit the size and scope of a Farm Store in relation to the size of the farm based on acreage and production and may further condition any approval in accordance with Section 8.2 of these Regu-lations.
- 8.15.18** One non-illuminated sign with a maximum of sixteen (16) square feet advertising the sale of locally grown agricultural products shall be permitted on the proper-ty of those responsible for the raising of said products, provided the sign is placed in back of the street line and is on display only while the harvest from the property is being sold. No permit or fee will be required.
- 8.15.19** The Commission shall annually appoint an Agricultural Advisory Board consisting of not more than five (5) nor less than three (3) members. The Agricultural Advisory Board shall be made up of citizens knowledgeable in the area of animal husbandry and familiar with State and local regulations concerning agriculture. A majority of the Board must have owned and managed livestock. The Agricultural Advisory Board's primary responsibili-ty shall include locating, preparing and distributing information concerning agricultural management, partic-ularly the keeping of animals; aiding the Zoning En-forcement Officer by

reviewing agricultural operations and making suggestions in the event of a complaint; analyzing recurring issues; conflicts and problems and making suggestions for regulating improvements; advising citizens who are interested in an agricultural usage of their property, particularly concerning the keeping of animals; and undertaking special assignments at the request of the commission; i.e., conducting surveys, inventorying agricultural usage, promoting agricultural products, etc.