

I. GOALS OF AGRITOURISM ZONING

- Promotion of agricultural preservation and existing farm uses – clearly a public interest
 - Promotion of community’s tourism goals
 - Provision of additional income to farmers to alleviate development pressures on existing farms
 - Consistency with the comprehensive plan of zoning and POCD
 - Consistency of use with and distance from neighboring properties
 - Historic and scenic preservation of farms
 - Mitigation of potential adverse effects (noise, traffic, setbacks, buffers, minimum lot size, hours of operations, etc)
 - (4 American Law of Zoning §33:2)
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II. STATUTORY AUTHORITY

- Zoning regulations shall be “made with reasonable consideration for their impact on agriculture” C.G.S. §8-2(a)

III. SALISBURY'S PLAN OF CONSERVATION DEVELOPMENT (OCT. 2024 DRAFT)

- POCD Section 6 discusses need to preserve the Town's farms
- "If the intent is to maintain farming as a viable part of Salisbury's heritage, creative ways to link farmers to consumers and the community are needed" (POCD, p. 73)
- The POCD expressly encourages agritourism: It says that Zoning Regulations should:

" c. Encourage agritourism including education as a pathway to diversify and sustain farms. Revise the Zoning Regulations to accommodate diversified uses on farms considering the scale, hours of operation, and frequency of such uses."

" d. Consider making agritourism an explicitly permitted use with controls to avoid perceived and actual negative impacts to neighboring properties cause by special events. Fur instance, on farm brewing, distilling, and tasting events could be considered an accessory use." (POCD, p. 79)

Agritourism.

Agritourism means an activity conducted on a farm that is offered to a member of the general public or to invited guests for the purpose of education, recreation, or active involvement in the farm operation. Agritourism includes farm tours, hayrides, corn mazes, seasonal petting farms, farm museums, wedding and other event venues, pumpkin patches, pick your own or cut your own produce, classes related to agricultural products or skills and picnic and party facilities offered in conjunction with any agritourism activity.

Agritourism is allowed as a special permit use in the RR-3 Zone, provided that the following prerequisites are met:

1. The property must be designated as farmland pursuant to Public Act 490 at all times that agritourism activities are conducted.
2. No overnight lodging shall be allowed.
3. The minimum acreage of the lot is fifty (50) acres.
4. The lot shall abut a State highway.
5. Any structures or areas to be used for agritourism shall be located at least 500 feet from the property line.
6. Access to the agritourism use shall be owned in fee simple by the lot owner and shall be a minimum of fifty feet in width.
7. The maximum building coverage for all structures and other areas designated for the agritourism use shall not exceed ten percent of the lot area.
8. Parking. As determined by Commission based on needs assessment.
9. All indoor music shall stop no later than 10:30 p.m., and all outdoor music and food or beverage service shall stop at 9:00 p.m.