

01-05-18

Proposed Amendment to the New Milford Zoning Regulations

Section 025-050 Agricultural Uses

- A. Farming: The following agricultural uses: farming, forestry, truck gardening, nursery gardening, and the display and sale of farm and garden produce are permitted in any residential zone subject to the following conditions and issuance of a zoning permit by the Zoning Enforcement Officer:
1. Any parcel of land intended for the above noted permitted agricultural uses must contain at least three-fourths (3/4) of an acre.
 2. Any buildings, temporary and permanent, to be erected associated with said agricultural uses must be located in conformance with the minimum yard setbacks for the zone.
 3. A minimum of one (1) off-street parking space, consisting of a dustless surface shall be provided for each 50 square feet of farm stand sales area. All parking areas must be located in conformance with the minimum yard setbacks for the zone.
 4. All products sold from the property must be locally grown or raised. Locally for the purposes of this section of the regulations shall include all Connecticut counties as well as Dutchess and Putnam counties in New York.
- B. Farm Products Stand: In a commercial zone a temporary, moveable table, tent, or stand setup for the sale of locally grown produce in season may be permitted as an [~~accessory~~] incidental use to the principal commercial use of the lot subject to the site plan approval in accordance with Chapter 175 of these regulations. [~~from the Zoning Commission.~~] Such a stand may be permitted where there is sufficient parking and circulation for both the principal and [~~accessory~~] incidental use. (Amended Effective: November 15, 2008)
- C. Slaughterhouse and animal processing facility: The incidental use of a facility located on a farm for slaughtering and/or processing of animals, including but not limited to wild game, livestock and fowl, may be permitted subject to acquisition of a Special Permit, in accordance with the following standards.
1. All structures associated with the slaughtering and/or processing of animals shall be located at least 200 feet from any structure located on a neighboring property which is used for residential purposes
 2. Slaughterhouses and animal processing facilities shall be located on a parcel with a lot size of not less than ten (10) acres.
 3. Slaughterhouses and animal processing facilities shall comply with all applicable USDA standards and requirements.

4. Personal Slaughter: Nothing in these regulations shall be construed to limit the rights of a farmer, resident or property owner to slaughter or process animals for his/her own consumption.

Chapter 15: Proposed Revisions to definitions

Farm: A tract of land containing five (5) acres or more, used in part or wholly for agricultural purposes, excluding [~~slaughterhouses and~~] fertilizer manufacture. A “farm” may include premises used for keeping livestock and other domestic animals when permitted by these regulations. A “farm” may include as an incidental use, structures and facilities for slaughtering and processing of animals, as may be permitted by these regulations.

Custom Slaughter Facility: A facility that slaughters animals and returns them to the owner of the animal for personal consumption, as defined by CGS Section 22-272b, and as may be amended.

Personal Slaughter: The practice of animal slaughter conducted by a person on their property for personal consumption.

Slaughterhouse and animal processing facility: A facility where animals are 1)slaughtered and prepared for market, or 2)slaughtered, prepared and returned to the owner of the animal for personal consumption. The term slaughterhouse shall include custom slaughter facility.