

**TOWN OF HAMPTON**  
**ZONING REGULATIONS PERTAINING SPECIFICALLY TO AGRICULTURE, FARM ANIMALS**

**Section 4.2.K. Agricultural Buildings Setbacks**

Agricultural buildings shall be located not less than 75 feet from any street line and 100 feet from any dwelling on an adjacent lot, except that this requirement may be modified by the Commission upon request of the applicant if the Commission finds that (1) modification is warranted due to lot shape and size, and that (2) modification of these requirements shall not adversely impact surrounding land uses. These agricultural setbacks shall not restrict fencing for livestock.

**Section 6.21 Accessory Uses and Structures, Customary**

Accessory uses and structures that are customarily associated in the Windham region with a legal primary use are authorized. A legal primary use of a lot shall be established prior to establishment of a customary accessory use or structure, and a zoning permit is required for accessory structures unless stated otherwise herein. Accessory uses and structures include and are not limited to: garage; storage building for goods associated with residential and agricultural activities; animal shelters; swimming pool; playground equipment for children; solar energy panels; satellite dish antenna, subject to Section 4.2 ; **keeping of farm animals** and pets; and parking of vehicles, subject to Section 6.7.

**Section 6.22.D. Farm Stores**

Farm stores as defined in Section 2.2 (see definition below) are authorized as an accessory use in the RA-80 Zone by special permit, subject to the following:

1. Building Area. The farm store building shall not exceed 1200 s.f.
2. Product Origin. At least three-fourths of gross sales shall be Connecticut grown agricultural goods.
3. Parking. Off street parking on an all-weather surface shall be provided on the premises.
4. Buffer. A 50 foot buffer shall be provided along the side and rear property lines in which no activity shall take place, and no parking or store shall be sited within 100 feet of an off-premises dwelling. The Commission may require landscaping within the buffer to minimize impact to adjacent properties.
5. Waste Management. A plan for waste management shall be submitted as part of the application. Solid waste as defined by the Connecticut Department of Energy and Environmental Protection shall not accumulate on site.
6. Waste Collection. A waste collection area shall be designated on the site plan. Any dumpster or rolloff container shall be screened from view off site and shall be placed to the side or rear of the building. Containers shall have sufficient capacity to be fully closed at all times. Waste pickup shall be sufficient to prevent unsanitary conditions. There shall be no litter at any time.

**Section 2.2 Definitions Farm Store**

A permanent structure for the year-round sale of raw and/or processed agricultural and horticultural products on a property of which at least 80,000 square feet is used for agriculture, subject to Section 6.22.D.

**TOWN OF HAMPTON**  
**ZONING REGULATIONS PERTAINING SPECIFICALLY TO AGRICULTURE, FARM ANIMALS**

**Section 6.22M. Roadside Stand (see definition below)**

Roadside stands are authorized in the RA-80 Zone, subject to the following:

1. Grown on site. Sale of agricultural products grown on the premises, or on other property under same ownership, is authorized from a temporary roadside stand.
2. Temporary structure. The stand structure shall be removed when not in use.
3. Access. Safe entrance from and exit to the street shall be provided, with adequate pickup, parking, and loading space.
4. Lighting. Lighting is prohibited.
5. Permit. No zoning permit is required.
6. Signage. A temporary sign, non-illuminated, of up to 8 square feet, may be displayed.
7. Road maintenance. The roadside stand shall at no time interfere with road maintenance, including snow plowing.

**Section 2.2 Definitions Roadside Stand**

Sale of agricultural products grown on the premises, or on other property under same ownership, from a temporary stand, subject to Section 6.22.M.

**Section 5.1.C.4. Uses Accessory to Agriculture**

The following uses may be authorized by a special permit (from the PZC) provided such use is accessory to a primary agricultural use established on the same property or on a contiguous property under same ownership.

- a. Farm stores, year round, as defined in Section 2.2, subject to Section 6.22.D, Farm Stores in RA-80 Zone.
- b. Large Nonresidential Structures with a footprint of 5000 square feet or greater, subject to Section 6.22.J Large Nonresidential Structures.