



FP - Farmland Preservation

Purpose Statement

The intent of the Farmland Preservation district is to maintain highly productive agricultural lands in food and fiber production by effectively limiting encroachment of non-agricultural development and minimizing land use conflicts among incompatible uses. This district is not intended to accommodate non-agricultural growth.

Permitted Uses

Agricultural Uses: Agricultural structures; agricultural equipment dealerships and services; aquaculture; beekeeping; biomass storages; crop and forage production; agricultural waste processing facilities; facilities providing agricultural supplies; facilities storing/processing agricultural products; forest management, nursery, sod, Christmas tree production, silviculture, or floriculture; fur farming; keeping livestock; manure storage facilities; maple syrup processing; migrant worker housing; ponds; roadside/produce stands; stables (public & private); stock water ponds.

Residential Uses: Manufactured and mobile homes; detached, single-family dwellings; two-family dwellings; farm residences; farm consolidations (2 - 4.99 ac.).

Community, Civic, and Institutional Uses: cemeteries; community gardens; community living arrangements (1-8

residents)

Commercial, Office, and Service Uses: Archery ranges.

Industrial and Extraction Uses: Metallic mining exploration.

Accessory, Temporary, and Other Uses: Accessory buildings, structures, and uses; permanent use of storage/shipping containers as an accessory structure; garage, yard, and estate sales; minor occupations/home profession businesses (in residential unit); private recreational vehicles/campers; solar energy systems for private use; small wind energy systems; special events, transient amusements, and temporary/intermittent events; temporary residential structures; wireless telecommunication facilities.

Conditional Uses

Agricultural Uses: Canneries; greenhouses; dairy processing and manufacturing facilities; facilities used for centralized bulk collection, storage, and distribution of agricultural products to wholesale and retail markets; saw mills; kennels and pet boarding; livestock collection and transfer depots; processing and production of biomass materials; slaughterhouses.

Residential Uses: None.

Community, Civic, and Institutional Uses: Essential services and utilities; municipal, cultural, or public uses; places of worship; facilities for a private club, fraternal organization, or

requires Board of Adjustment approval

community group; transportation and utilities, governmental, institutional, religious, or nonprofit community uses.

Commercial, Office, and Service Uses: Gun ranges; veterinary hospitals, clinics, or offices.

Industrial and Extraction Uses: Nonmetallic mining.

Accessory, Temporary, and Other Uses: concrete/blacktop mixing plant, processing, stockpiling, and recycling of road building materials; minor occupations/home profession businesses (in accessory building); major home occupations/home professional businesses; hunting/fishing shelters; solar energy systems for commercial use; large wind energy systems.

Accessory Structures

- May be located in the rear, side, or front yard.
- May exist prior to a principle structure.
- 35 feet maximum height.
- No maximum size.

- No maximum lot coverage.
- A conditional use may be applied for: Accessory building(s) exceeding the dimensional limitations of the Code (for personal/private use and/or accessory to the principal use of the lot).

Livestock Requirements

- No maximum animal unit density.
- Minimum setback for animal lots and structures used for housing livestock is 100 feet from any lake or stream.

- Minimum setback for buildings housing animals is 25 feet from all property lines.

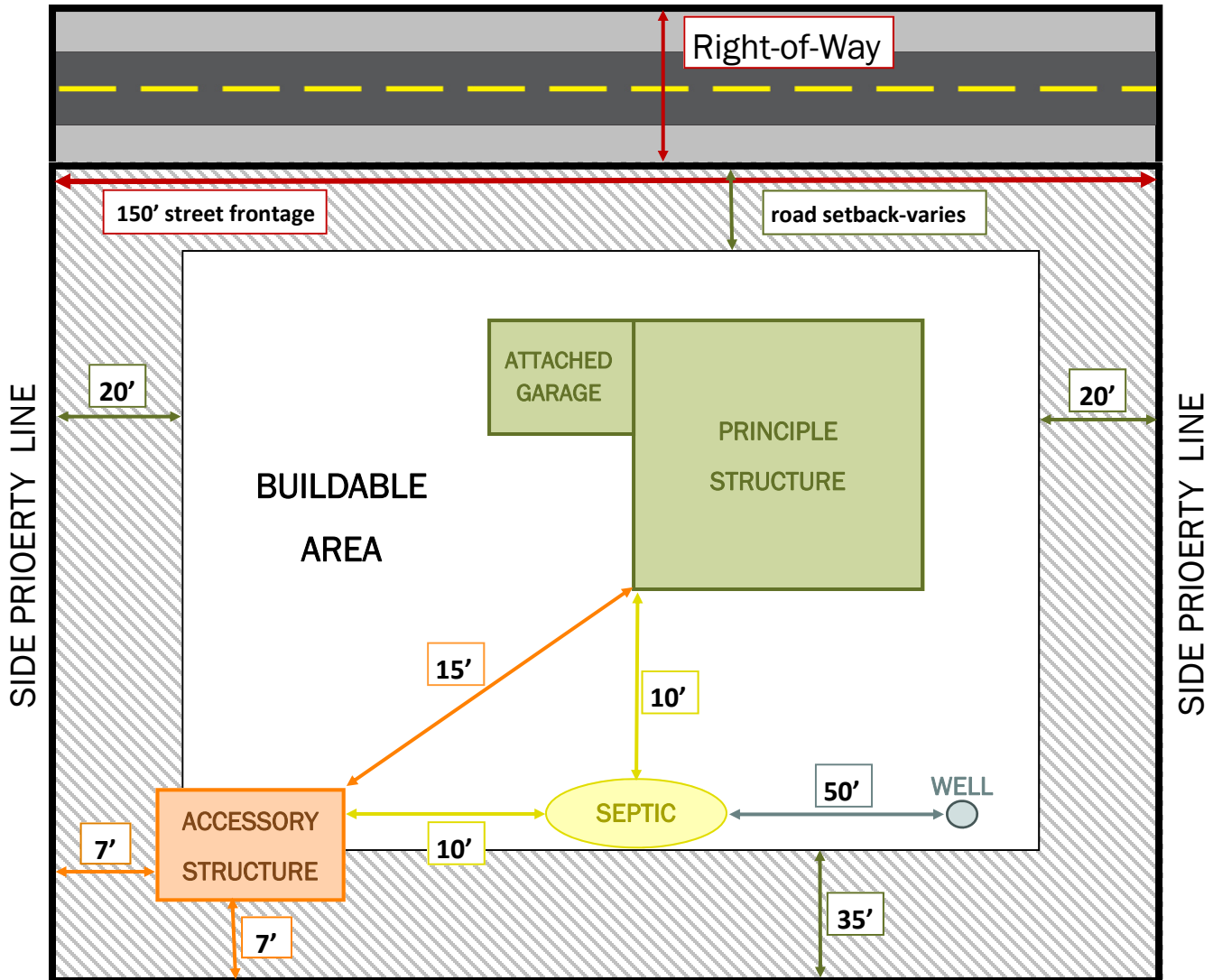


Diagram not to scale

Minimum Lot Requirements

- 35 acres lot area
- 150 feet street frontage
- 200 feet width at building line
- 66 feet of access to a public road
- Lot acreage may be reduced below minimum acreage by farm consolidation. Check with CPZ department for qualifications

REAR PROPERTY LINE

Minimum Principle Structure Setbacks

- Road setbacks (from centerline or right-of-way line, whichever distance is greater)
 - state & federal highways: 110 feet or 50 feet
 - county highways: 83 feet or 42 feet
 - town roads: 63 feet or 30 feet
- 20 feet from side property line
- 35 feet from rear property line

Minimum Accessory Structure Setbacks

- 15 feet from principal structure
- 7 feet from side property line
- 7 feet from rear yard property line
- Property line setbacks are increased to 25 feet if accessory structure is housing livestock
- Road setbacks are same as principle structure setbacks