

## PROPOSED MORRIS ZONING REGULATIONS

### SECTION 9 DEFINITIONS.

#### 15 Farm:

**Add:** Agritourism. The use of active farm property for recreational enjoyment of visitors. Agritourism may include fishing, hunting, wildlife study, horseback riding, educational experience (tours, culinary classes/tastings,) entertainment (festivals, concerts, dances,) hospitality services (farm stays, tours,) and pick-your-own.

R-40 R-60 Special Exception Uses No. 17 Agritourism.

### SECTION 52

14. Agritourism is defined as the use of active farm property for recreational enjoyment of visitors. Agritourism may include fishing, hunting, wildlife study, horseback riding, educational experience (tours, culinary classes/tastings,) entertainment (festivals, concerts, dances,) hospitality services (farm stays, tours,) and pick-your-own is subject to the following:

**Purpose:** The purpose of Agritourism use is to promote diversification and sustainability of large farm properties that have existed since prior to the adoption of zoning in Morris and that are now threatened to disappear due to urban sprawl and the endangered economics of traditional farming.

#### Requirements:

1. Statement of Use;
2. Site Plan;
3. The site plan shall show adequate facilities for personal sanitation and refuse disposal subject to review and approval by the TAHD (Torrington Area Health District);
4. The site plan shall provide detailed information regarding the location and appearance of all structures, including electrical.
5. Traffic. The site shall have access to a state roadway. Vehicular traffic projected as a result of the use, including traffic to and from and in the vicinity of the use, will not be hazardous or detrimental to the character of the zone or the neighborhood.  
In making its determination with respect to this criterion, the Commission shall consider the proposed location, the size and layout of the Special Exception use, its nature and the intensity of operations involved, and its relation to local streets providing access to the site;
6. The applicant shall demonstrate that noise generated by any Agritourism shall be reasonable for the respective Agritourism provided;
7. Food and alcohol service shall be incidental and related to the Agritourism use. Applications shall demonstrate compliance with alcohol service permitting and licensure requirements of the State of Connecticut;
8. Any such Agritourism shall end not later than 10:00 P.M. and all patrons must be off site by 10:30 P.M. ;