

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

SECTION 13 A-10 AGRICULTURAL DISTRICT

(a) Purpose and Intent

This District is intended to provide for very low-density single-family residential development in predominantly rural areas in order to maintain, to some degree, the agricultural character of the property and the rural character of the area. These lands are best suited for small farm units, i.e., truck and hobby type farms, grazing, orchards, and other similar agriculturally-related activities in areas that have an existing pattern of scattered or low-density residential development. Such a district is intended to be used to implement the Town's Land Use Plan/Comprehensive Development Plan category entitled "Rural Residential, Other Agricultural and Open Lands".

(b) Permitted Uses

1. Any use as permitted in the C-1 Conservancy/Wetland District.
2. Farm dwellings. New single-family dwellings shall have a minimum 440 square foot attached garage.
3. Agriculture or farm uses on not less than ten (10) acres, including, but not limited to, horticulture, private greenhouses, floriculture, raising of crops, sustained yield forestry, silviculture, tree farming, orchards, nurseries, apiculture as defined in this ordinance [also refer to Section 3(i)(5)(AA)] but not on lots less than one (1) acre in size, truck farming, viticulture, sod farms, gardening, hay baling, paddocks, stables, grain drying for grain originating on or in connection with a single farm operation as defined in this ordinance, and dairy farming, livestock grazing, livestock raising (not including fur bearing animals) in accordance with Section 13(b)6, Section 13(b)7, and Section 13(b)12 below. Farm buildings housing livestock or poultry, barnyards, and feedlots, shall not be located within a floodland nor closer than one hundred (100) feet to any navigable water course nor closer than one hundred (100) feet to an existing adjacent dwelling or residentially zoned lot.
4. Signs not to exceed forty (40) feet in area displaying the name of the farm or farm organization. Signs shall be in accordance with Chapter 13, Signs, of the General Code of Ordinances (refer to Addendum A).
5. Family home day care.
6. The keeping of hogs, male goats, or fur bearing animals shall not be permitted on less than twenty (20) acres.
7. The keeping of poultry/fowl is permitted on any lot, except no poultry/fowl are allowed in a recorded subdivision on lots less than three (3) acres. If the lot is less than ten (10) acres in size, the keeping of poultry and livestock shall be regulated so that there shall be no more than one (1) livestock equivalent and twenty (20) poultry/fowl for the first three (3) acres of land, and one (1) livestock equivalent and twenty (20) poultry/fowl per one (1) acre of land thereafter. The keeping of poultry/fowl or livestock shall be done under maximum practical conditions of neatness and sanitation so as not to be detrimental to the surrounding uses. All poultry/fowl shall be kept confined or enclosed and not permitted to run at large in recorded subdivisions. All lands to be utilized for the keeping of livestock or poultry/fowl must be under the same ownership. As of the date of adoption of this ordinance, livestock in recorded subdivisions is allowed on lots of three acres or more excluding lands zoned C-1 Conservancy District, or EFD or UC zoned lands.
8. Hobby kennels as permitted in the A-3 Agricultural/Residential Estate District.

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9. Home occupations as permitted in the A-3 Agricultural/Residential Estate District.
10. Quarters for household or farm employees provided, however, that such quarters shall be occupied only by individuals employed full time on the property and his/her immediate family.
11. Temporary roadside stands subject to the following:
 - A. Off-street parking for a minimum of five (5) vehicles shall be provided.
 - B. No such stand shall be closer than fifty (50) feet to the base setback line, or closer than twenty (20) feet to any lot line. No stand shall be permitted in a location where it would create a traffic hazard or nuisance. The access drive and parking area shall be located so as to minimize possible interference with the normal flow of traffic.
 - C. One temporary sign, not to exceed twenty (20) square feet in area, may be erected and said sign shall be at least ten (20) feet from the edge of the road pavement.
12. Accessory farm uses and buildings normally associated with an agricultural operation, including garages, stables, and poultry houses.
13. Agricultural business related uses

The following uses are permitted in the A-10 District subject to approval of a Site Plan and Plan of Operation by the Town Plan Commission. If the Site Plan and Plan of Operation are not approved, the use may not operate. In their consideration of approval, the Plan Commission shall determine the use will exist on appropriate lands within the community, and be thereon properly located and regulated:

- A. Warehousing, transfer, and transport services of agricultural commodities.
- B. Horticultural services and commercial greenhouses. Retail sales, including nursery stock and other agricultural crops, produce, and related commodities, are limited to that which is produced by the farm operator.
- C. Feed milling operations.
- D. Agricultural machinery sales and services.
- E. Cheese factories.
- F. Bulk milk collection, storage, and distribution facilities.
- G. Custom grain drying.
- H. Poultry and/or egg production.
- I. Any other similar agricultural business related use subject to approval of the town plan commission.

(c) **Prohibited uses**

1. Adult-Oriented Establishments

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(d) **Conditional uses**

1. Airports, Landing Fields, and Take Off Strips
2. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels
3. Bed and Breakfast
4. Cemeteries and Mausoleums
5. Churches, Synagogues, and other buildings of Religious Assembly
6. Commercial Fish Ponds, Bait Ponds, or Fish Hatcheries
7. Commercial Truck Parking
8. Contractor's Yard
9. Fur Farms, Pig Farms, and Similar Agricultural Uses
10. In Law Unit
11. Limited Family Business
12. Private Clubs and Resorts
13. Public and Semi-Public Buildings and Uses
14. Testing laboratories (agricultural)
15. Communication Towers and related Facilities
16. Single family residential planned unit developments only

(e) **Building location**

1. Road Setback: Fifty (50) feet minimum.
2. Offset:
 - A. Buildings used for agricultural business purposes that include the housing of livestock and/or animal waste storage, one hundred (100) feet minimum.
 - B. Buildings used for agricultural business purposes not involving livestock housing or animal waste storage, twenty (20) feet minimum.
 - C. For agricultural business related uses: The Site Plan and Plan of Operation will relate buildings, parking areas, and any loading dock facilities that may be necessary and accessory to the use, and shall be governed by suitable contemporary design criteria.
3. Shore Setback: Seventy-five (75) feet minimum.

(f) **Height regulations**

1. Principal building: Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.
2. Accessory building: Farm - sixty (60) feet maximum.
3. Accessory structures: Farm - up to one hundred (100) feet maximum where the road setback and offset is equal to or exceeds the height of the structure itself.
4. Other: Eighteen (18) feet maximum.

(g) **Area regulations**

1. Floor area:

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- A. Minimum required for residential purposes: First floor: One thousand (1,000) square feet. Total: Eighteen hundred (1,800) square feet.
 - B. Maximum floor area ratio: Ten (10) percent of the site.
2. Lot size:
- A. Minimum area: Ten (10) acres.
 - B. Minimum average width: Three hundred (300) feet.
3. Open space: Three acres minimum.