

**CHAPTER 11**  
**TOWN OF LISBON ZONING ORDINANCE**

**SECTION 14 A-5 MINI-FARM 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. Permitted Uses on lots greater than five (5) acres: Agriculture and farm uses limited to: Horticulture, private greenhouses, floriculture, orchards, viticulture, apiculture as defined in this ordinance [also refer to Section 3(i)(5)(AA)], raising of crops, hay baling, paddocks, truck farming, and livestock raising (not including fur bearing animals), non-commercial poultry raising, and livestock grazing in accordance with Section 14(b)2C and Section 14(b)8 below.

Permitted Uses on lots less than five acres: Gardening, livestock grazing and livestock and non-commercial poultry raising (not including fur bearing animals) in accordance with Section 14(b)2C and Section 14(b)8 below, and 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.

2. Permitted Accessory Uses

- A. Private garages, when located on the same lot, and not involving the conduct of a business; provided, however, that no private garage shall be erected unless that principal building to which such garage is an accessory use has been erected or is to be erected simultaneously with said garage.
- B. Private boathouses, provided no living quarters are included in said boathouse. Only one (1) boathouse per lot is permitted. New boathouses are prohibited.
- C. Stables, barns, or poultry houses on lots at least three (3) acres in size, provided that no building housing livestock or poultry shall be closer than fifty (50) feet to any lot line.

3. Farm dwellings. New single-family dwellings shall have a minimum 440 square foot attached garage.

4. Signs not to exceed forty (40) feet in area displaying the name of the farm or estate. 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. Hobby kennels as permitted in the A-3 Agricultural/Residential Estate District.

7. Home occupations as permitted in the A-3 Agricultural/Residential Estate District.

8. The keeping of poultry/fowl is permitted on any lot, except no poultry/fowl are allowed in a

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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.

9. 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.

(c) **Prohibited uses**

1. Adult-Oriented Establishments

(d) **Conditional Uses**

1. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels.
2. Bed and Breakfast
3. Cemeteries and Mausoleums
4. Churches, Synagogues, and Other Buildings for Religious Assembly
5. Commercial fish or bait ponds or hatcheries
6. Commercial Truck Parking
7. Contractors Yard
8. Fur Farms, Pig Farms, Creameries, Condenseries, Wholesale Fattening of Livestock, Pea Vineries, Commercial Poultry and Egg Production, Commercial or Custom Grain Drying Operations
9. In Law Units
10. Limited Family Business
11. Private Clubs and Resorts
12. Public and Semi-Public Buildings and Uses
13. Testing Laboratories (agricultural laboratory use)
14. Communication Towers
15. Single family residential planned unit developments only

(e) **Building Location**

1. Setback: Fifty (50) feet minimum.
2. Offset:
  - A. Thirty (30) feet minimum.

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B. Fifty (50) feet for any accessory building having livestock, fowl, poultry or other animals, except doghouses for house-hold type dogs (e.g., non-commercial in nature).

3. Shore Setback: Seventy-five (75) feet minimum.

(f) **Height Limitations**

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:

A. Farm: Sixty (60) feet maximum.

B. Other: Eighteen (18) feet maximum.

(g) **Area Regulations**

1. Floor Area:

A. Minimum required:

i. First floor: One thousand (1,000) square feet.

ii. Total: Eighteen hundred (1,800) square feet.

B. Maximum F.A.R. permitted: 15%.

2. Lot Size:

A. Minimum area: Five (5) acres.

B. Minimum average width: Three hundred (300) feet.

3. Open Space: Two acres minimum.