

3.41 AGRI-TOURISM (Effective Date 1/29/18, Revised 6/4/25)

Purpose:

The purpose of this regulation is to allow Agri-tourism uses in Waterford, while maintaining rural character, preserving farmland, and protecting the health, safety and welfare of the citizens. Agri-tourism presents a unique opportunity to combine aspects of tourism and agriculture to provide a number of financial, educational and social benefits to the community while allowing farmers to supplement their farming activities with activities and events directly related to the farm and farming. Agri-tourism activities are multi-day seasonal uses, ~~which~~ that are accessory to the Farm and Farming operation. They include ~~which include~~, but are not limited to u-pick operations, hay rides, corn mazes, petting zoo, cut you own Christmas trees, ~~farmer's markets~~, wine tasting, horseback riding, carriage rides, sleigh rides, ~~ice cream facilities~~, and garden tours. Agri-tourism activities are not subject to the issuance of a Special Permit. Agri-tourism events are single day uses or multi-day uses with each day having a defined start and end time. Agri-tourism events may include Farm Promotional Events in addition to Farm Catering and Banquet Events. Multi-day ~~uses~~ events shall not exceed three consecutive days. Agri-tourism activities and events may be permitted only in the RU-120 Zone District.

3.41.1. ~~At a minimum, a~~ Agri-tourism ~~activities~~ events shall be permitted in accordance with the provisions contained herein, subject to the issuance of a Special Permit in conformance with Section 23 of these Regulations.

3.41.2 General Provisions Applicable to Agri-tourism.

- a. The parcel(s) on which agri-tourism is proposed shall be contiguous and shall consist of no less than 20 acres, of which at least 51% of the gross area of the parcel(s) meets the definition of Farm in Section 1 of these regulations and is designated as farmland by the Waterford Town Assessor pursuant to CGS Chapter 203§12-107(c), as amended.
- b. Agri-tourism ~~activities and~~ events shall be limited to the areas as shown on an approved Site Plan, including outdoor and indoor areas of the farm property.
- c. All parking ~~and~~ areas associated with activities and events shall be no closer than 150 feet from all property lines.
- d. All activities and events shall occur between 8:00 a.m. and 10:00 p.m.
- e. Outdoor lighting shall not shed light beyond the boundaries of the subject property.
- f. No more than one (1) Agri-Tourism event shall take place simultaneously, no more than two events shall take place in any week running from Monday to Sunday, and no more than one event shall take place on any weekend running from Friday through Sunday. No more than 25 total Agri-tourism events may be permitted in a calendar year. Each day of a multi-day event shall count toward the maximum number of Agri-tourism events permitted in a calendar year. The Commission may impose conditions to further limit the number and time of ~~activities and~~ events to mitigate adverse impacts to neighboring properties.
- g. The property owner shall reside on the property and be on the property during any Agri-tourism activity or event.
- h. All Agri-tourism activities and events shall comply with all local, state and federal regulations and statutes. Approval of plans by other State, Federal and Local regulatory agencies shall be obtained when applicable.
- i. Complete visual screening, as defined in Section 1 of these regulations, shall be provided during all times of operation.
- j. All amplified music or sound shall occur within structures and shall comply with all Town of Waterford noise ordinances.
- k. Exterior speakers or amplification of music or sound is prohibited.

- l. Overnight lodging is prohibited.
- m. Off-street parking shall comply with the following provisions of Section 20 of the Waterford Zoning Regulations:
 - i. Section 20.2
 - ii. Section 20.16
 - iii. Section 20.3(h)
 - iv. Section 20.5
 - v. Section 20.6
- n. A Zoning Compliance Permit shall be required for any ~~activity or~~ event to ensure compliance with the Special Permit. Applications for Zoning Compliance shall be made at least 7 days prior to the event.

3.41.3 Submission requirements:

In addition to the requirements of Section 22 & 23, the Special Permit Application [to conduct Agri-tourism events](#) shall also include, at a minimum, the following information:

- a. A statement describing the availability of adequate public utilities or on-site water and septic capabilities.
- b. A sworn, notarized statement by the property owner acknowledging requirements to comply with all applicable public health, fire, and building codes.
- c. A copy of the deed for the subject parcel.