

Weston Planning & Zoning Commission
July 22, 2013
Proposed Regulation Amendment

Section 321.2 is amended to insert subsection (f) as follows:

321.2 Permitted Accessory Uses: The following are permitted accessory uses in the Two Acre Residential and Farming District:

- (a) Limited Home Occupation, subject to the terms and conditions of Section 343.
- (b) The keeping of roomers or boarders, subject to the terms and conditions of Section 344.
- (c) Apartment, subject to the terms and conditions of Section 345
- (d) Signs, subject to the terms and conditions of Section 350.
- (e) Customary Accessory Uses.
- (f) *The display and sale of farm and garden produce and nursery and greenhouse stock raised on the premises, provided that the areas, facilities and intensity of use devoted to the sale of produce remain clearly incidental to the permitted principal farming or residential use of the property. In no case shall the area devoted to the display and sale of such products exceed 400 square feet of ground and/or floor space. If enclosed, such enclosure shall not exceed twelve feet in height. To the extent any permanent Structure is principally utilized for the sale of produce a detailed plan for said Structure and the parking area or areas shall be submitted to and approved by the Planning and Zoning Commission in accordance with procedures set forth in Section 368, as being of adequate size for the particular use, suitably screened with evergreen planting, walls or fences, or combinations thereof, and with any entrance/exit drive designed so as to ensure adequate sight lines and minimize traffic hazards.*

The definition of "Farming" in Section 610 is amended to insert the words "except as otherwise expressly permitted by these Regulations" as follows:

Farming: Farming shall include the use of a lot, either as a principal or accessory use, for the purpose of producing agricultural, horticultural, floricultural, vegetable and fruit products of the soil, and shall include the raising of horses, and other domestic farm animals. Riding academies, livery stables, animal kennels, the breeding, raising or habitation of fur bearing animals, pigs and goats, commercial poultry farms, stands for the sale of produce (*except as otherwise expressly permitted by these Regulations*) or the commercial processing of the products of the farm, shall not be included.