



E. AGRICULTURAL ZONE

3. Accessory Uses

- a. Processing, storage, irrigation, and similar uses accessory to the primary agricultural use.
- b. Uses accessory to an established residential use at the property.
- c. Seasonal stands for the sale of Connecticut farm products including but not limited to mulch, stone & topsoil (no bricks or blocks or shrubs or trees) provided that all of the following conditions are met:
  1. the stand and/or storage bins are on the premises of, and accessory to, an active farm,
  2. the stand and/or storage bins are closed from January 1 to March 1,
  3. no sales shall be made before 8:00 A.M. or after 6:00 P.M. on any day,
  4. at least 50 percent of the products sold, based on gross dollar sales, are grown or Produced on the premises or elsewhere in Connecticut or 25 mile radius from the Town of East Granby,
  5. no more than 200 square feet of total area shall be used for display and sales of merchandise whether outdoors, within an existing farm structure, or in a separate attractive, rural, barn-like structure for a seasonal stand. Each individual storage bin shall be no more than 200 square feet. There shall be no more than two bins per each acre of total property,
  6. the sales area and storage bins shall be located at least 40 feet back from the street line unless modified by the Commission,
  7. the total signage for the farm stand shall not exceed 16 square feet and shall be approved by the Zoning Enforcement Officer as to location and size,
  8. no exterior lighting shall be provided for the stand or for any signage unless approved by the Zoning Enforcement Officer,
  9. safe and adequate access and egress is provided through one curb cut or driveway,
  10. adequate off-street parking spaces are provided for all employees and at least four (4) customer vehicles,
  11. the stand and/or bins shall be removed if any of the above conditions are no longer met, and
  12. Each property qualified for the use of bins for the sale of mulch, stone and topsoil must be a minimum of a 5 mile radius from any other such qualifying property located within the Town of East Granby.



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