

Zoning Regulations Newtown

4.24 Conservation and Agriculture

4.24.100 Purpose and intent. The purpose of this zone is to provide for the long term maintenance of land in an undeveloped state by limiting its use to wildlife habitats, the growing of agricultural crops, foresting, and passive recreation.

The intent is to preserve and protect existing and potential drinking water supplies, preserve and protect plant and animal wildlife and unique natural features, preserve and protect watersheds and stream feeders to promote healthy aquatic life, maintain vistas, protect sensitive archaeological sites, provide recreational opportunities for the general public, and retain agriculture as a beneficial industry within the Town of Newtown. The following lands shall be eligible for designation as a CA zone: municipally-owned land, state and federally-owned land, and privately owned forest land, nature preserves, fish or game preserves, undeveloped land, land currently used for any kind of farming, land immediately over a sole source aquifer and any land immediately adjacent to any land previously listed in this paragraph and any land immediately adjacent to land zoned CA.

4.24.200 Permitted Uses. No land, building or other structure shall be used, altered or added to which is arranged, designed, intended to be used or capable of being used except for one of the following principal uses. Uses that are not listed as permitted shall not be permitted by variance.

- (1) Forestry, including without limitation the harvesting of lumber.
- (2) Pedestrian hiking trails.
- (3) Natural wildlife habitat.
- (4) Nature preserve.
- (5) Open space.

4.24.300 Notwithstanding the provisions of Section 4.24.200, the following principal uses are permitted in the CA zone subject to obtaining a special exception from the Commission in accordance with the standards, criteria, conditions and procedures set forth in Section 8.04 hereof, and the additional standards and criteria set forth herein below. No land, building or other structure shall be used, altered or added to which is arranged, designed, intended to be used or capable of being used except for one of the following principal uses. Uses that are not listed as permitted shall not be permitted by variance.

- (1) Crop farming.
- (2) Bicycle trail.
- (3) Equestrian trail.
- (4) Playground for children's outdoor games and recreation.
- (5) Outdoor sport field.

4.24.310 No new building, structure, or parking shall be permitted in the CA zone in expansion of those buildings, structures and parking already extant as of May 21, 1998.

4.24.320 Any playground, outdoor sport field, or crop farming within a CA zone shall be controlled through the utilization of management practices which minimize the use of chemicals to control weeds and pests and which minimize the use of fertilizers. As part of the special exception application, the applicant shall submit to the Commission a turf management and environmental management plan detailing methods to be employed to avert harmful effects to the environmental health of the property and adjacent properties. The plan shall include any potential use of pesticides, fungicides, weed killers, and fertilizers.

4.24.330 Any playground or outdoor sport field within a CA zone shall not be paved nor served by grandstands or bleachers for spectators.

4.24.340 Notwithstanding the provisions of Sections 4.24.300, 4.24.310, and 4.24.320, the following uses are permitted in the CA zone as long as they remain clearly accessory to the principal use:

- (1) Greenhouses.
- (2) Surface parking, including without limitation paved parking areas. The provisions of Section 7.06 shall apply.
- (3) Playground structures intended for use by children only.

4.24.400 Area, height, and yard requirements. Section 5.01 and Section 5.02 of these regulations concerning height limitations shall apply to the CA zone. The conversion of existing structures shall be encouraged. If any existing structure in the zone now exceeds or breaches the requirements of Sections 5.01 and 5.02, the nonconformity shall not be expanded, but may be altered to facilitate the reuse of the existing building.