

**Town of Tolland Zoning Regulations:
As Revised November 1, 2007**

Section 170-117. Permitted Signs.

B. Agricultural Signs

1. Direction signage up to 4 square feet in size for an agricultural trade or business approved by the State Department of Agriculture for the Agricultural Directional Signage Program (ADSP).
2. A sign, up to 9 square feet in size, to identify the location of a farm as defined in Section 170-5.
3. A temporary, freestanding or attached sign on a farm, farm stand or agriculturally related use up to 16 square feet. One seasonal agricultural sign per 200 feet of frontage on a public right-of-way is allowed for farms, farm stands and agriculturally related uses up to a total of 4 signs.

Section 170-36. Special Permit Uses

The following uses may be permitted in the RDD Zone, subject to special permit and site plan approvals in accordance with Article XIX and shall comply with minimum lot size, setbacks, frontage and coverage requirements in Section 170-37 and all public utilities to be installed in any new nonresidential or multi-family development shall be placed underground unless otherwise stated:

K. Commercial/Agricultural Uses. Such facility cannot exceed 5,000 sq. ft. gross floor area and must meet all the setback requirements for the RDD zone.

- Retail sales of agricultural produce, farm stores, storage, packing, processing and bottling of Connecticut grown farm products, provided a portion of the product is produced on land owned or leased by the proprietor.
- Carriage, wagon and sleigh rides and animal petting areas.
- Seasonal “pick your own” fruit and vegetables.
- Roadside stands, regional.
- Accessory food service.