

3/21/2018

## §525-5 Definitions

### AGRICULTURAL USE, GENERAL

The production, keeping or maintenance of plants and animals, including, but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, lammas, alpacas, or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees, forest products and forestry uses; and fruits of all kinds, including grapes, nuts, berries and vegetables, unless regulated by other sections of this chapter. Agricultural Uses shall not include vegetable or flower gardens where the produce is for personal use and the products are not for sale. (Refer to §525-33 Special requirements for restrictions)

### AGRICULTURAL USE, COMMERCIAL

An AGRICULTURAL USE, GENERAL, that involves over 300 mammals and/or 1000 fowl or is a Concentrated Animal Feeding Operation (CAFO) as defined by the New York State Environmental Conservation Law.  
(Refer to §525-33 Special requirements for restrictions)

### AGRICULTURAL USE, COMMERCIAL STABLE

Any use that involves horses, donkeys, mules, lammas, alpacas, or any similar animals for any related business purpose and/or for compensation, and/or incidental to the operation of any club, association or similar establishment.  
(Refer to §525-33 Special requirements for restrictions)

### AGRICULTURAL USE, INDUSTRIAL

Any milk processing plant; feed storage supply facility; farm machinery or equipment sales and service facility; storage and processing facility for fruits, vegetables and other agricultural products; or similar use directly and customarily related to the supply and service of an agricultural use. Agricultural Use, Industrial, does not include on-farm production, preparation or marketing of crops, livestock and livestock products incidental to a General Agricultural Use or Commercial Agricultural Use. (Refer to §525-33 Special requirements for restrictions)

### AGRICULTURAL USE, PERSONAL

Any AGRICULTURAL USE, GENERAL, with a maximum combined total of not more than 5 livestock animals, except for horses as set forth in 525-33(A)(3), and not more than 25 fowl and if the use includes the sale of agricultural products, plants and animals as defined in Agricultural Use, General, those agricultural products for sale must be produced on the lot and such agricultural products shall only be sold from a single on-site temporary roadside stand or off-site market. Except for the sale of animals as defined in Agricultural, Commercial Stable, as such use or related sale shall follow requirements for Agricultural, Commercial Stable. (Refer to §525-33 Special requirements for restrictions)

STABLE, COMMERCIAL

~~Any establishment where horses, donkeys, mules, or similar animals are kept for training, riding, driving or stabling, for compensation, or incidental to the operation of any club, association or similar establishment.~~

STABLE, PRIVATE

~~A building accessory to a residential use, in which horses, cows, sheep and/or other large mammals are kept for private use and not for remuneration.~~

**§ 525-33: Special requirements.**

- A. Special requirements for each Agricultural Use identified and defined in §525-5 shall apply as follows:
- 1) An Agricultural Use, General and Agricultural Use, Commercial Stable, shall have a minimum lot area of 7 acres except as otherwise prescribed by this section.
  - 2) The keeping or maintenance of animals or animal waste for any use on any parcel shall be not less than 150 feet from any residence located on another parcel.
  - 3) Any use that involves the keeping of horses, donkeys, mules, lamas, alpacas or similar animals requires a minimum lot area of one acre per said animal.
  - 4) Adequate shelter shall be provided to protect all animals on the site and adequate fencing shall be provided to secure and contain all animals on the site.
  - 5) An Agricultural Use, Commercial, shall have a minimum lot area as permitted by a Concentrated Animal Feeding Operation Permit issued by the New York State Department of Environmental Conservation, or as otherwise determined by site plan review.
  - 6) An Agricultural Use, Industrial, shall have lot sizes and minimum setbacks as required by site plan review.
  - 7) An Agricultural Use, Personal:
    - a) Within any R1 zoning district that involves animals shall have a minimum lot of 5 acres.
    - b) Within any AR zoning district that involves animals shall have a minimum lot of 3 acres.

## New §525 Use Regulation Table

<b>ACCESSORY USES</b>	<b>AR</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>CN</b>	<b>CR</b>	<b>I</b>	<b>C</b>
Accessory dwelling unit	S	SUP	S	S	S	S		
Day care – family home	P	P	P	P	P	P	P	P
Day care – group family home	P	P	P	P	P	P	P	P
Home occupation	S	S	S	S	S			
Cottage industry	SUP			SUP	SUP	SUP		
Agricultural Use, Personal	P	S						
Seasonal business	P				P		S	
<b>GENERAL USES</b>	<b>AR</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>CN</b>	<b>CR</b>	<b>I</b>	<b>C</b>
Airport/heliport	S						S	
Agriculture, General	P						P	S
Agriculture, Commercial	S							
Agriculture, Commercial Stable	S							
Agriculture, Industrial	S				S	S	S	
Antenna	S						S	
Churches	S		SUP	SUP	SUP			
Club – rod and gun	P							
Club, membership	S				S	S		
Day-care center	S				SUP	S	S	
Extraction, private	P						P	S
Golf course, driving range	S							S
Kennel	SUP				SUP			
Nursing home, convalescent home	S			S	S	S		
Private school			S		S	S		
Public/government use	P	P	P	P	P	P	P	S
Public utility	S		S	S	S	S	S	S
Roadside stand	P	P	P	P	P	P		S
Stable, commercial	S							
Stable, private	P							