

**Summary of Changes**  
**Article V: A/R – Agricultural/Rural Zone**  
**Town of Ulysses**  
**November 30, 2017**

**What's not changing?**

- ✓ Minimum lot size – remains at 2 acres.
- ✓ Minimum lot depth – remains at 200 feet.
- ✓ Minimum side yard setback – remains at 30 feet.
- ✓ Minimum rear yard setback – remains at 75 feet.
- ✓ Maximum height of non-agricultural buildings – remains at 32 feet.
- ✓ Existing allowed uses will continue to be allowed.
- ✓ Limitation of no more than two residential buildings on any lot.

**What is changing?**

- ✓ The number of future subdivisions for large parcels is limited. Currently large lots can be divided into as many 2 acre lots as will fit while providing the required lot dimensions. The proposed change limits the number of new lots. The allowed number of new lots is calculated by dividing the area of an existing parcel in acres by 15 (Example: lot size 30 acres, divided by 15 = two allowed new lots. Each New lot can be 2-4 acres leaving 22-24 acres in the original lot which may not be further subdivided for residential use). This allows farmers and landowners to develop a proportion of their land as smaller lots than what may be allowed by more traditional agricultural zoning while conserving valuable farmland for continued or future farming. (Please see Town of Ulysses Comprehensive Plan Appendix 5, page 188).
- ✓ New lots for non-agricultural development in Ag Zone must be less than 4 acres. Any residential development in the Ag Zone should use the minimum amount of land and should be situated on least productive land.
- ✓ Reduced minimum lot width at street (road frontage) to 200 feet (reduced from 400 feet) to minimize land lost to residential development.
- ✓ Reduced minimum front yard setback to 50 feet (reduced from 75 feet) to allow greater flexibility in building placement and align with existing character.
- ✓ Increased maximum coverage to 10% from 5%.

✓ Cap the footprint of new non-agricultural buildings at 5,000 square feet to prevent out-of-scale buildings.

✓ Cap the footprint of agricultural buildings at 20,000 square feet to prevent out-of-scale buildings.

### **Administrative and Definition Adjustments**

✓ Revised purpose statement for the Agricultural/Rural Zone, based on the Ag Plan's requested addition as per Agriculture and Farmland Protection Committee Analysis of Current Zoning, Appendix D-1 of Ag Plan, page 75. (Please see § 212-23 'Purpose.')

✓ Updating existing § 212-29 'Site Plan Review' language to reflect suggestions in Agriculture and Farmland Protection Committee Analysis of Current Zoning, Appendix D-1 of Agriculture & Farmland Protection Plan, page 77-78.

✓ Updated existing Agriculture Commerce definition.

✓ Switched to NRCS definition of 'Animal Waste Storage Facility.' In addition, a new section of approval criteria for Animal Waste Storage Facility was added to existing Article XX; Design Standards.

✓ 'Agricultural Events' definition has been updated to reflect NYS Department of Agriculture & Markets' August 2016 Guidelines on Direct Farm Marketing to include events and activities that are: 1) directly related to the sale and promotion of the crops, livestock and livestock products produced at the farm; 2) incidental and subordinate to the retail sale of the farm's crops, livestock and livestock products; 3) hosted by the farm; and 4) feature the farm's crops, livestock and livestock products.

✓ CAFOs (Concentrated Animal Feeding Operations) continue to require a Special Use Permit in § 212-28. Additional approval criteria have been added to a new section in Article XX: Design Standards.

✓ Removed flag lots as a permitted use, as this is a lot configuration and not a use.

**Prepared by planning consultants Randall + West on behalf of Town of Ulysses Zoning Update Steering Committee meeting.**

**Please direct all comments and questions to Town of Ulysses Planner Darby Kiley at [kiley@ulysses.ny.us](mailto:kiley@ulysses.ny.us) or 607-387-5767 x 222 by January 11, 2018.**