

Summary of Changes
Article V: A/R – Agricultural/Rural Zone
Town of Ulysses
April 24, 2018

What's not changing?

- ✓ Minimum lot size – remains at 2 acres.
- ✓ Minimum lot width – remains at 400 feet.
- ✓ Minimum lot depth – remains at 200 feet.
- ✓ Minimum side yard setback – remains at 30 feet.
- ✓ Minimum rear yard setback – remains at 75 feet.
- ✓ Maximum lot coverage – remains at 5%.
- ✓ Maximum height of non-agricultural buildings – remains at 32 feet.
- ✓ Existing allowed uses will continue to be allowed.
- ✓ Flag lots allowed – moved from permitted uses to lot area requirements.

What is changing?

- ✓ Minimum front yard setback reduced from 75 feet to 50 feet to allow greater flexibility in building placement and align with existing character.
- ✓ Only one principal buildings (such as a residence) is allowed on a lot.
- ✓ 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.
- ✓ Future development will be limited by allowing only 20% of each parcel to be subdivided into lots as small as 2 acres. There is no maximum lot size. For example, on a 100 acre parcel, 20 acres could be subdivided and developed while 80 acres would remain undeveloped in agriculture or open space. Density bonuses are possible with cluster development.

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.

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