

**AGRICULTURAL COMMISSION  
RECOMMENDATION TO PZC  
FOR REGULATION CHANGE  
SECTION NO. 8.9(5) – Farm Buildings and Structures**

Revised 12/08/2017

Section No. 8.0      USE STANDARDS

EFFECTIVE DATE OF 25 27 AUG 18

**8.9      AGRICULTURAL USES**

5. Farm Buildings and Structure

- A. The raising of livestock is permitted on properties in the Rural Use, Suburban Use, and Arterial/Commercial Use in North Westchester Districts provided that all appropriate GAAPs are observed and that the Parcel exceeds 100,000 square feet in area.
- B. Agricultural Buildings and structures on Parcels that are used for Agriculture are permitted by right, subject to the limitations below and all applicable building codes and other applicable regulations.
- C. All agricultural Buildings and structures, except commercial Buildings that are open to the general public, shall be set back at least one hundred (100) feet from any property line except in cases where a property line abuts publicly owned Open Space. In cases where agricultural Buildings abut publicly owned Open Space, the Commission can reduce the Setback distances.
- D. Agricultural Buildings and structures with footprints totaling greater than 6,000 square feet on a farm Parcel less than 120,000 square feet require Special Permit approval unless adjacent to another Parcel in common ownership where both Lots in total size are greater than 120,000 square feet.
- E. Agricultural Buildings and structures shall have a one hundred (100) foot height limit except for commercial agriculture buildings regulated under sections 8.9.6 and 8.9.7 and all non-agriculture Buildings as identified in section 8.9.8 and 8.9.9 and farm labor housing as identified in section 8.9.5.H which shall have a thirty five foot (35') height limitation.
- F. Any food services shall comply with the state and municipal health codes.
- G. Structures, such as hoop houses, run-in sheds, birthing sheds and similar structures easily moved and not permanently mounted to the ground are allowed by right and no Zoning Permits are required, provided such structures are never placed within 100 feet of any property line.
- H. Farm labor housing is permitted by Special Permit provided the workers are providing service on-site to a farm and the housing meets health requirements and does not exceed five (5) units. If the farm operation ceases, the farm housing must be removed and is no longer permitted.

- I. ~~The raising of livestock is permitted in the Suburban Use Districts if the property and building that house animals meet all the requirements of A. - 8. of this section and:~~
  - a. Have a minimum of 1 contiguous acre of useable pasture per one animal unit above the minimum lot size in the SU.
  - b. Animal Units per Acre of usable pasture Livestock are allowed in accordance with the following density:
    1. Horses, Ponies, Burros, Donkeys, Pigs, Cows, Bulls, Steer: one head equals one animal unit.
    2. Weaned Calves (up to 1 year in age), Llamas: two head equals one animal unit.
    3. Sheep, Goats, Alpacas: five head equals one animal unit.
    4. An additional animal unit may be permitted with each additional acre of usable pasture, or appropriate percentage thereof.