

270-xx.x – AGRICULTURE (AG) ZONING DISTRICT



270-x.x: Purpose

The Agriculture (AG) Zoning District is primarily intended to maintain farming and agricultural lands in the Town of Lansing in accordance with Chapter 133: Farming. Farming reinforces the bucolic quality of life enjoyed by residents of the Town, provides the visual benefit of open space and scenic views, and generates both direct and indirect economic benefits and social well-being within the community.

The AG Zoning District prioritizes and preserves viable agriculture in the Town by providing an area where farm operations are the predominant active land use. The AG Zoning District illustrates the Town's commitment to farming uses as preferred uses in this zoning district and intends to protect existing agricultural areas by limiting residential development; encouraging the continuation of farming as a viable economic activity and way of life; reducing land use conflicts; protecting ecological and natural resources; and conserving open space.

Persons and entities not engaged in farming in the Agriculture (AG) Zoning District should be aware that the primary intention of this Zoning District is to permit lawful farming and farming practices which may generate dust, odor, smoke, noise, and vibration; during growing seasons machinery may be operated at other than daylight hours; certain generally acceptable farming operations may involve the proper use and spraying of herbicides or pesticides; and acceptable practices in keeping animals may involve odors or noises. To the extent buffer areas may be required, the intention of such buffers is to reduce the potential for disruption to lawful farming uses and to minimize perceived density.

The AG Zoning District has been intentionally mapped to limit expansion of public water or sewer to reduce the economic pressures for development. Accordingly, persons acquiring property in the AG Zoning District should not expect such public services to be extended or provided.

270-x.x: General

All development in the AG Zoning District must comply with the area, bulk, and form standards of this section, as well as any applicable standards in other sections, including the following:

108: Building Codes

112: Buildings, Unsafe

119: Communication Towers

133: Farming

142: Flood Damage Prevention

158: Junkyards and Outdoor Storage

174: Public Assembly

210: Signs

- 225: Stormwater**
- 230: Streets and Sidewalks**
- 235: Subdivision of Land**
- 253: Water**
- 270-37 Principal Uses**
- 270-38 Accessory Uses**
- 270-39 Temporary Uses**
- 270-40 Site Development Standards**

270-x.x: Principal Uses

Any of the following Principal Uses are permitted by right, separately or in combination with other Principal Uses permitted by right, if in compliance with any applicable use standards, in the Agriculture (AG) Zoning District:

- A. Bed & Breakfast
- B. Dwelling, One-Unit
- C. Dwelling, Two-Unit
- D. Day-Care Facility
- E. Farm Operation
- F. Alternative Energy System, subject to § 270-25.1.
- G. Open Space

270-x.x: Principal Uses subject to Site Plan Review for Certain Farm Operations

Any of the following Principal Uses are permitted by Site Plan Review for Certain Farm Operations (Section 270-27), separately or in combination with other Principal Uses permitted by right, if in compliance with any applicable use standards, in the Agriculture (AG) Zoning District:

- A. Agricultural Education and Recreation Facility
- B. Agriculture-Related Commerce
- C. Farm Creamery
 1. The combined square footage of all structures or buildings

associated with the Farm Creamery as well as any Roadside Stand or Farm Market on the premises used to sell the dairy products may not exceed a total of 15,000 square feet. The milking operation is not included in this limitation.

- D. Farm Brewery; Farm Cidery; Farm Distillery; Farm Winery
- E. Farm Market

270-x.x Principal Uses subject to Site Plan Review

- A. Animal Care Facility
- B. Cemetery
- C. Communication Towers
- D. Contractor's/Landscaping Yard
- E. Large-Scale Battery Energy Storage System
- F. Nursery School
- G. Place of Worship
- H. Retail Garden Center
- I. Rural Enterprise
- J. Solar Energy Facility
- K. Utilities and Services, Major
- L. Veterinary Clinic
- M. Wind energy conversion system

270-x.x Accessory Uses

- A. Accessory Building
- B. District Energy System
- C. Dwelling, Accessory
- D. Farm Operation – Accessory Commerce
- E. Home Business, subject to Section 270-38.1.
- F. Home Occupation, subject to Section 270-38.1
- G. Non-tower-based wind energy conversion system
- H. Outdoor Display
- I. Roadside Stand

- J. Small-scale battery energy storage system
- K. Small-scale solar energy system
- L. Utilities and Services, Minor

- B. Contractor Trailer, subject to Section 270-39.1.
- C. Shipping Container, subject to Section 270-39.1.
- D. Temporary Occupancy of Permanent Dwelling, subject to Section 270-39.2.

270-x.x Temporary Uses

- A. Agricultural Events, subject to Chapter 174: Motorcades, Parades and Assemblies.