

Town of Lee Zoning Ordinances

D. AGRICULTURE:

Normal agricultural practices shall be permitted in all zones according to the following standards:

(Agriculture, Farm, Farming: 1 The word "farm" means any land, buildings or structures on or in which agriculture and farming activities are carried out or conducted and shall include the residence of the owners(s) located on such land. Structures shall include all farm outbuildings used in the care of livestock, in the production and storage of fruit, vegetables, or nursery stock, in the production of maple syrup, the production of annual or perennial plants, and any other structures used in the agricultural operations.

1.)The words "agriculture" and "farming" shall mean all operations of the farm, but shall not be limited to: 1 Amended March 14, 2006 14 a.)The cultivation, conservation, and tillage of the soil, b.)The storage, use, and application of fertilizers, manures and other soil amendments, c.)The storage, use, and application of agricultural crop protection materials, d.)The raising and sale of livestock, including but not limited to; dairy cows and the production of milk and other dairy products, beef animals, swine, sheep, goats, domesticated strains of buffalo or bison, llamas, alpacas, emu, ostriches, yaks, elk, fallow deer, red deer, and reindeer, e.)The breeding, board, raising, training, riding instruction, and selling of equines, f.)The commercial raising, harvesting, and sale of fish or other aquaculture products, g.)The raising, breeding and sale of poultry or game birds, h.)The raising of bees and the production of honey, i.)The raising, breeding, and sale of domesticated strains of fur-bearing animals, j.)The production and sale of greenhouse crops, k.)The production, cultivation, growing, harvesting, and sale of any other agricultural, floriculture, forestry, or horticultural crops including, but not limited to, berries, herbs, maple syrup, fruit, vegetables, tree fruit and nuts, flowers, seeds, grasses, nursery stock, sod, trees and tree products, including Christmas trees, trees grown for short rotation fiber, or any other plant that can be legally grown and harvested for sale or subsistence, l.)Any other practice or activity on the farm incident to, or in conjunction with such farming operations, including , but not restricted to: 1.) Preparation for market, delivery to storage, markets or other distribution points, of any products or materials from the farm, 2.)The transportation to the farm of supplies and materials, 3.)The transportation of farm workers, 4.)Forestry or lumbering operations, 5.)The irrigation of growing crops, from private, public and or other riparian water supplies where not prohibited by regulation, 6.)The marketing or selling at wholesale or retail, or in any other manner on-site and off-site, any products from the farm, and other related supplies or materials that do not exceed in average yearly dollar volume the value of the products from the farm, 7.)A roadside farm stand or farm market, as defined below, shall be considered part of an agriculture or farming operation and not considered commercial, provided that at least 50% of the average gross sales yearly dollar value is attributable to products produced on the farm or farming operation by the stand or market operator. 2. Temporary structures for season farm stands must be removed upon conclusion of the season activity. The roadside farm stand is required to be registered with the Town of Lee. Farm Market The purpose of the farm market is

to provide opportunities for agricultural producers to retail their products directly to consumers and enhance income through value-added products, services and activities.

15 Permitted activities include but are not limited to; the marketing of agricultural products, products that are agriculture-related, including specialty foods, gift items, mass produced items that reflect the history and culture of agriculture and rural America; crafts; agricultural tourism, pick- your-own operations; community supported agriculture; farm vacations. If the Farm Market includes any permanent structures/buildings, they are subject to the current Zoning Regulations in the Town of Lee and subject to site review by the Town of Lee's Planning Board. Roadside Farm Stand The purpose of a temporary roadside farm stand is to allow farmers, who are actively farming, low cost entrance into direct marketing their farm products. It is characterized as a direct marketing operation is seasonal in nature and features on-farm produce as well as locally produced agricultural products, enhanced agricultural products and handmade crafts. Permitted activities include: but are not limited to; the marketing of agricultural products, products that are agriculture-related, including specialty foods, gift items, mass produced items that reflect the history and culture of agriculture and rural America; crafts, pick- your-own fruits, vegetable and nuts; community supported agriculture (CSA), agricultural tourism. The roadside farm stand is required to be registered with the Town of Lee. Any temporary buildings/structures are exempt from the definition of building/structures as defined in Article V, Residential Zone of the 2006 Town of Lee Zoning Ordinance as amended – (example if future changes are done to the Articles it may change the numbering) and Article XV, Wet soils Conservation Zone and they are exempt from the Setback provisions from Article V, Residential Zone and Article XV, Wet Soils Conservation Zone

Agricultural Tourism The purpose of Agricultural Tourism is to attract people to farms, promote the sale of agricultural products using agriculture related tours, events and activities, as well as non-agricultural related activities. These tours, events, and other activities are to supplement farm income. Activities include, but are not limited to petting farms, farm animal attraction, school tours, outdoor trails, crop mazes, hayrides, pony rides, livestock and or equine events, group picnics, on-and- off site food catering services, craft shows, outdoor recreation, and educational activities. If a fee is charged, in order to be a permitted use, the farm must be actively producing agricultural products for sale. Farms where the seller is not actively producing agricultural products for sale will require a Special Exception.