

Town of Southold – Agricultural Land Use Guide

This document summarizes all agricultural land uses, activities, and permissions applicable to farmland in the Town of Southold, including parcels where development rights have been sold (DRS land).

A. General Agricultural Production

- Field crops – corn, wheat, rye, barley, hay, potatoes, beans.
- Fruits – grapes, apples, peaches, cherries, berries, tomatoes.
- Vegetables – cabbage, carrots, beets, onions, lettuce.
- Horticultural specialties – nursery stock, ornamental shrubs, trees, flowers.
- Livestock and livestock products – cattle, horses, sheep, goats, hogs, poultry, farmed deer, buffalo, ostriches, emus, dairy, eggs, furs.
- Maple syrup or sap production.

B. Farm Operations and Infrastructure

- Barns and stables.
- Equipment and machinery storage buildings.
- Fences, paddocks, greenhouses, pump houses, irrigation systems.
- Water and soil conservation facilities.
- Organic waste disposal on site.
- Farm labor housing (with Town approval).

C. Protected Farming Practices (Right-to-Farm)

- Use of legal herbicides, pesticides, fertilizers.
- Soil preparation, planting, pruning, spraying, harvesting.
- Water use and pumping.
- Raising animals and poultry.
- Farm product processing and marketing on-site.
- Operation of farm vehicles and equipment on local roads.
- Composting and organic waste management.
- Farm produce markets near farming areas.

D. Farm Stands and Retail Activities

- Farm stands part of active, bona fide farms.

- Sale of produce grown on the farm or local farms.
- Accessory retail use (flowers, eggs, honey, jams).

E. Agricultural Planned Development District (AgPDD)

- Agricultural structures permitted with Land Preservation Committee approval.
- Accessory residential structures within 150 feet of existing residence.
- Reserved development area cannot exceed 20% of buildable area.
- Non-agricultural structures reduce transferable development rights.

F. Restrictions

- No residential subdivisions.
- No commercial or industrial development.
- No non-farm retail or restaurant use unless rezoned or approved.
- All new structures require Town or Committee approval.