

§ 601. Agricultural-Conservation District, A.

A. Permitted principal uses.

- (1) Farms and related farming activities, excluding the keeping of livestock, provided that no storage of manure or odor or dust-producing substance shall be permitted within 100 feet of an adjoining lot line.
- (2) Single-family dwellings.
- (3) Churches and other similar places of worship, parish homes, convents and other such facilities of recognized religious groups.
- (4) Public buildings, libraries, museums, public and nonprofit private schools, accredited by the State of New York Education Department.
- (5) Municipal parks, playgrounds, and recreation areas deemed necessary and appropriate by the Village Board.
- (6) Landscape nurseries. **[Amended 3-12-1985 by L.L. No. 4-1985]**
- (7) Mobile home parks, subject to the regulations of § 601D. **[Amended 3-12-1985 by L.L. No. 4-1985]**

B. Permitted accessory uses.

- (1) Private garages.
- (2) Customary residential storage structures.
- (3) Animal shelters for domestic pets of the household.
- (4) Other customary residential structures such as private swimming pools, trellises, lamp posts, and the like.
- (5) Customary farm buildings and/or nursery buildings for the storage of products or equipment located on the same parcel as the principal use.
- (6) Sign in accordance with Article XI.
- (7) Parking in accordance with Article X.
- (8) Satellite receiving antenna. **[Added 3-12-1985 by L.L. No. 4-1985]**
- (9) Solar panels. **[Added 3-12-1985 by L.L. No. 4-1985]**

C. Uses permitted with a special use permit subject to the requirements of Article XII.

- (1) Hospitals, philanthropic and charitable uses, nursing and convalescent homes, retirement and custodial homes.
- (2) Motor vehicle service station.
- (3) Public utility uses.

D. Regulations applicable to mobile home parks.

- (1) Mobile home parks may be permitted in Agricultural-Conservation (A) and Low Density Residential (LR) Districts, provided that the following standards and procedures are adhered to:
 - (2) Tract requirements.
 - (a) The minimum tract size shall be 10 acres and such tract shall front upon a collector street as designated in the Comprehensive Plan of the Village of Dansville and such streets shall be improved to collector street standards as set forth in Chapter 285, Subdivision of Land, of the Code of the Village of Dansville.
 - (b) A front yard setback of 55 feet shall be observed from the center line of any road bordering the site to any mobile home in the park.
 - (c) A setback of 40 feet shall be observed from any property line not also a street line or street center line to any mobile home in the park.
 - (d) Within each setback required by Subsection D(2)(c) above, there shall be a landscape screen planted and maintained which shall consist at a minimum of the planting of two staggered rows of evergreen trees no further apart than six feet on center and at least four feet in height. The base of any such planting shall be no closer than 10 feet or more than 40 feet from the property line and shall be so arranged around entrances and exits to preclude interference with sight distance or vehicular safety. Said planting shall be posted with the Village Board in an amount equal to 25% of the estimated cost of trees and planting. Said guarantee shall be released only after the passage of the second growing season (May through September) after planting at which time a pro rata amount shall be deducted up to the full amount of the guarantee for trees not living.
 - (e) The tract shall be located and laid out so that no mobile home shall be closer than 100 feet to any existing single-family detached or two-family dwelling.
 - (f) All interior roads shall be improved to the construction standards for minor streets set forth in Chapter 285, Subdivision of Land, of the Code of the Village of Dansville.
 - (g) Entrance and exits shall be so located to provide a minimum sight distance on the adjacent public road in both directions from the interior road at the point of intersection of not less than 300 feet.
 - (h) Each mobile home park shall provide a water reservoir or an approved water supply system for fire-protection use, which shall be certified as adequate by the Dansville Fire Department.
 - (i) Each mobile home park shall set aside 20% of the total acreage of the site

as open space and recreation area. A portion of such area shall be set aside for and equipped as a playground. A building shall be constructed within such area for the common use of residents for recreational purposes. Such building shall not contain less than 200 square feet of gross floor area or less than two square feet for each mobile home lot created within the park.

- (j) Sidewalks shall be constructed along at least one side of all interior streets having a minimum width of three feet in accordance with specifications of the Village Engineer.
 - (k) Appropriate streetlighting shall be installed on the interior streets with the minimum number of lights being one at each intersection of interior streets with each other or with abutting public roads, and one at least every 200 feet where such intersections are more than 200 feet apart.
- (3) Lot requirements.
- (a) Each mobile home lot or site shall have an area of at least 7,000 square feet, with a minimum width of 65 feet.
 - (b) No mobile home shall be closer than 30 feet to another mobile home or other structure within the park.
 - (c) Not more than one mobile home may be placed on any lot or site and there shall be no detached accessory structures on a lot or site.
 - (d) Each lot or site shall be provided with approved connections for water and sewer in accordance with the regulations of the Livingston County and New York State Department of Health, and electricity and telephone.
 - (e) A surface parking pad shall be provided on each lot or site for one mobile home and one automobile.
 - (f) At least one shade tree of not less than two inches in diameter one foot above ground level shall be planted on each lot or site which shall be guaranteed in the manner and according to the conditions set forth in § 601D(2)(d).
 - (g) Each lot or site shall front upon an approved interior street.
 - (h) Temporary storage of trash and refuse should be in a manner approved by the Livingston County Health Department and in such a manner as to be shielded from public view.
 - (i) No front or side yard shall be used for storage.
- (4) At the time of application for a zoning permit for a mobile home park, the applicant shall submit to the Code and Zoning Enforcement Officer the required plans and supporting documents sufficient to show that each of the above requirements are met, in accordance with § 204A.