

ZONING

73 Attachment 2

Town of Chenango

§ 73-45. Attachment II: Schedule of Regulations. A Agricultural District.

[Amended 7-16-1979; 7-18-1983; 11-6-1989; 4-15-1996 by L.L. No. 2-1996; 6-3-2002 by L.L. No. 2-2002; 5-5-2008 by L.L. No. 2-2008; 10-3-2016 by L.L. No. 2-2016; 7-10-2024 by L.L. No. 1-2024]

Permitted Uses <sup>1</sup>		Density (per acre)	Lot Size		Yards						Maximum Lot Coverage (percent)	Building Height		Minimum Floor Area (square feet)	Off-Street Parking	Loading	Site Plan	Signs	Remarks
					Principal Use			Accessory Use				Principal (feet)	Accessory (feet)						
Principal	Accessory		Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Front	Side (feet)	Rear (feet)		Principal (feet)	Accessory (feet)						
1. Uses permitted in R District, subject to regulation of R District with exception of lot requirements 2. Agricultural pursuits and operations, including the cultivation of the soil for food products, the raising of other agricultural products and other useful and valuable growths of field relating to timber harvesting and forestry products or gardening, also including those uses listed hereinafter: a. Commercial stock and poultry raising b. Cold storage and warehousing for agricultural products c. Animal hospital (veterinarian) d. For farming e. Greenhouses and nurseries f. Roadside stands for sale of products raised on premises g. Dairying and other customary agricultural uses 3. Uses permitted by special permit (Article IV, § 73-12): a. Nursing homes, hospitals, medical centers for professional offices b. Same as in R District c. Kennels for the care and breeding of domestic pets and animals	1. Same as in R District 2. Customary agricultural accessory buildings 3. One unoccupied recreational vehicle behind the front building line	1 residential building	2	240	50 or the average of existing buildings 300 feet each side of proposed, whichever is less	20	25	Behind principal use	15 <sup>2</sup>	15 <sup>2</sup>	30	35	16 <sup>2</sup>	750 per dwelling unit	1. Two spaces for each family dwelling unit 2. See Article VI, § 73-20	1 space for all nonresidential use	Required for all nonresidential uses; see Article VIII, § 73-28	1. Same as in R District 2. One 36-square-foot maximum sign for agricultural uses and for products raised on the premises See Article V, § 73-14	2. See Remark No. 1
4. Golf course 5. Gun/archery range 6. Commercial solar energy system	4. For golf course uses only, any number of customary accessory buildings and uses, subject to all other applicable regulations. Customary accessory uses shall include, but are not limited to, an event space, bar, restaurant, driving range, vehicle barn, concession stands, and bathrooms. 5. For gun/archery range uses only, any number of customary accessory buildings and uses, subject to all other applicable regulations. 6. Commercial solar energy systems 7. Ground-mounted solar energy systems 8. Roof-mounted solar energy systems	N/A	5	240	75	25	25	75 behind principal use	25	25	60	35	25	N/A	2 spaces	same	same	1. Same as in R District	2. See Remark No. 1

NOTES:

<sup>1</sup> Any use not expressly permitted under this section is hereby expressly excluded.

<sup>2</sup> Building heights for accessory buildings in the Agricultural District are allowed up to 25 feet, provided side and rear yard setbacks are 25 feet.