

ZONING

178 Attachment 1

Town of Williamson

§ 178-10. Bulk and Use Table for the A-1 Agriculture District [Amended 5-26-2015 by L.L. No. 2-2015]

Uses	Minimum Lot Size	Minimum Lot Width (feet)	Minimum Setback (feet)			Maximum Impervious Surface Coverage	Maximum Building Height (feet)
			Front	Side	Rear		
PERMITTED USES							
Customary agricultural operation	8 acres	N/A	N/A	N/A	N/A	N/A	N/A
Day care, family home	1 acre	150	40	15	40	25%	35
Dwelling, single-family (no sewer)	1 acre minimum	150	40	15	40	25%	35
Dwelling, single-family (sewer and water service)	0.5 acre minimum	150	40	15	40	25%	35
Farm	8 acres	N/A	N/A	N/A	N/A	N/A	N/A
Farmette	5 acres	300	N/A	N/A	N/A	25%	35
Parks and open space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
School, public	15 acres	200	40	40	50	25%	35
PERMITTED ACCESSORY USES (Permitted only when accessory to a permitted use as identified in this Bulk and Use Table)							
Barn or other accessory farming structures *	N/A	N/A	80	20	40	25%	35
Building, accessory; includes residential garages *	N/A	N/A	40	5	5	25%	35
Farm stand	N/A	N/A	40	20	40	N/A	35
Greenhouse, personal *	1 acre	200	40	25	40	25%	35
Home occupation	N/A	N/A	40	15	40	25%	35
Photovoltaic system, large	2 acres	200	40	20	40	25	35
Photovoltaic system, small	1 acre	150	40	20	40	25	35

WILLIAMSON CODE

Uses	Minimum Lot Size	Minimum Lot Width (feet)	Minimum Setback (feet)			Maximum Impervious Surface Coverage	Maximum Building Height (feet)
			Front	Side	Rear		
Stable, private *	2 acres + 1 acre per large animal	200	100	30	40	25%	35
Swimming pool, private *	N/A	N/A	100	20	40	N/A	N/A
USES REQUIRING A SPECIAL USE PERMIT							
Bed-and-breakfast	1 acre minimum	150	40	15	40	25%	35
Brewery	3 acres	200	30	20	40	25%	35
Building, public	1 acre	150	30	20	40	25%	35
Campground	5 acres	400	30	20	40	25%	35
Cemetery	5 acres	400	40	15	40	25%	35
Contractor's yard	5 acres	400	40	20	40	25%	35
Cultural use facility or museum	2 acres	200	30	20	40	25%	35
Distillery	3 acres	200	40	20	40	25%	35
Dwelling unit, accessory	N/A	N/A	40	25	50	25%	35
Farm labor camp (including manufactured home) * S	8 acres	N/A	50	25	50	25%	35
Farm market	3 acres	200	40	20	40	25%	35
Garden center	2 acres	200	40	20	40	25%	35
Golf course	50 acres	N/A	N/A	N/A	N/A	N/A	35
Greenhouse, commercial	2 acres	150	50	20	30	25%	35
Greenhouse, wholesale	2 acres	200	40	20	40	25%	35
Hospital, animal or vet clinic	2 acres	200	40	20	40	25%	35
Kennel	1 acre	150	40	20	40	25%	35
Microdistillery	1 acre	150	40	20	40	25%	35
Place of worship	1 acre	150	40	20	40	25%	35

ZONING

Uses	Minimum Lot Size	Minimum Lot Width (feet)	Minimum Setback (feet)			Maximum Impervious Surface Coverage	Maximum Building Height (feet)
			Front	Side	Rear		
Stable, commercial *	5 acres	400	100	30	40	25%	35
Telecommunications tower or towers	2 acres	200	50	30	50	N/A	N/A
Wind turbine, large **	5 acres	400	***	***	***	N/A	***
Wind turbines, small **	1 acre	N/A	***	***	***	N/A	80
Winery	3 acres	200	40	20	40	25%	35

Notes:

* Front setback shall be no closer than that of a primary on-site dwelling.

** Wind turbines are further subject to the setback requirements and regulations outlined in §§178-68 and 178-69.

S – Permitted as an accessory use only.