

ZONING

270 Attachment 7

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Area, Frontage, Bulk, Height and Setback Requirements: Agriculture District  
[Added 4-19-2023 by L.L. No. 3-2023]

| Zoning District   | Permitted Principal Use                                       | Streamlined Site Plan Required For         | Minimum Lot Size (square feet) | Maximum Percentage of Lot Coverage (includes parking) | Minimum Frontage (feet) | Max Building Height | Minimum Yard Dimensions |                  |                  | Minimum Floor Area (square feet) | Maximum Floor Area (square feet)  |
|-------------------|---------------------------------------------------------------|--------------------------------------------|--------------------------------|-------------------------------------------------------|-------------------------|---------------------|-------------------------|------------------|------------------|----------------------------------|-----------------------------------|
|                   |                                                               |                                            |                                |                                                       |                         |                     | Front Yard (feet)       | Side Yard (feet) | Rear Yard (feet) |                                  |                                   |
| AG - Agricultural | Dwelling, One - Unit                                          |                                            | 40,000                         | 25                                                    | 150                     | 35                  | 60                      | 15               | 25               |                                  |                                   |
|                   | Dwelling, Two-Unit                                            |                                            | 40,000                         | 25                                                    | 150                     | 35                  | 60                      | 15               | 25               |                                  |                                   |
|                   | Bed & Breakfast                                               |                                            | 40,000                         | 25                                                    | 150                     | 35                  | 60                      | 15               | 25               |                                  |                                   |
|                   | Day-Care Facility                                             |                                            | 40,000                         | 50                                                    | 200                     | 35                  | 60                      | 30               | 40               |                                  |                                   |
|                   | Farm Operation                                                |                                            | 40,000                         |                                                       | 200                     |                     | 60                      | 30               | 50               |                                  |                                   |
|                   | Alternative Energy System, subject to § 270-25.1 and § 270-28 |                                            |                                | 50                                                    | 200                     | 35                  | 100                     | 50               | 50               |                                  | 10,000 if not building-integrated |
|                   | Open Space                                                    |                                            |                                | 10                                                    |                         | 35                  |                         |                  |                  |                                  |                                   |
|                   |                                                               | Agricultural Education/Recreation Facility | 200,000                        | 50                                                    | 200                     | 35                  | 60                      | 20               | 40               |                                  | 14,000                            |
|                   |                                                               | Agriculture-Related Commerce               | 200,000                        | 50                                                    | 200                     | 35                  | 60                      | 20               | 40               |                                  | 14,000                            |
|                   |                                                               | Farm Creamery                              | 40,000                         | 50                                                    | 200                     | 35                  | 60                      | 30               | 50               |                                  |                                   |
|                   |                                                               | Farm Brewery, Cidery, Distillery, Winery   | 40,000                         | 50                                                    | 200                     | 35                  | 60                      | 30               | 50               |                                  |                                   |
|                   |                                                               | Farm Market                                | 40,000                         | 50                                                    | 200                     | 35                  | 60                      | 30               | 50               |                                  |                                   |
|                   |                                                               | Site Plan Required For                     |                                |                                                       |                         | 35                  |                         |                  |                  |                                  |                                   |
|                   |                                                               | Animal Care Facility                       | 80,000                         | 50                                                    | 200                     | 35                  | 60                      | 20               | 40               |                                  |                                   |
|                   |                                                               | Cemetery                                   | 200,000                        | 50                                                    | 200                     | 35                  | 60                      | 30               | 40               |                                  |                                   |
|                   |                                                               | Communication Towers                       | 40,000                         | 50                                                    | 200                     | 200                 | 60                      | 20               | 40               |                                  |                                   |
|                   |                                                               | Contractor’s/Landscaping yard              | 120,000                        | 25                                                    | 300                     | 35                  | 75                      | 30               | 50               |                                  |                                   |
|                   |                                                               | Nursery School                             | 80,000                         | 50                                                    | 200                     | 35                  | 60                      | 20               | 40               |                                  |                                   |
|                   |                                                               | Large-Scale Battery Energy Storage System  | 160,000                        | 25                                                    | 300                     | 35<br>35            | 60                      | 30               | 40               |                                  |                                   |
|                   |                                                               | Place of Worship                           | 160,000                        | 25                                                    | 300                     | 35                  | 60                      | 20               | 40               |                                  |                                   |
|                   |                                                               | Retail Garden Center                       | 200,000                        | 50                                                    | 200                     | 35                  | 60                      | 20               | 40               |                                  | 19,000                            |
|                   |                                                               | Rural Enterprise                           | 80,000                         | 50                                                    | 200                     | 35                  | 60                      | 20               | 40               |                                  |                                   |
|                   |                                                               | Solar Energy Facility                      | 400,000                        | 50                                                    | 500                     | 35                  | 100                     | 50               | 50               |                                  |                                   |
|                   |                                                               | Utilities and Services, Major              | 400,000                        | 50                                                    | 500                     | 35                  | 100                     | 50               | 50               |                                  |                                   |
|                   |                                                               | Veterinary Clinic                          | 80,000                         | 50                                                    | 200                     | 35                  | 60                      | 20               | 40               |                                  |                                   |
|                   |                                                               | Wind energy conversion system              | 400,000                        | 50                                                    | 500                     | 35                  | 100                     | 50               | 50               |                                  |                                   |