

ZONING

195 Attachment 1

Town of Wawayanda Zoning Law Schedule of Zoning District Regulations AP Agricultural Preservation District

[Amended 11-4-2010 by L.L. No. 2-2010; 10-16-2012 by L.L. No. 1-2012; 9-2-2021 by L.L. No. 4-2021]

District Intent	Principal Permitted Uses	Site Plan Approval	Accessory Uses	Development Standards
<p>AP Agricultural Preservation This district is intended to provide an environment that will protect the black dirt region within the Town by restricting nonagricultural activity and by permitting very-low-density residential development.</p>	<p>Agriculture as defined by New York State Department of Agriculture and Markets Agriculture, livestock (2 acres or more) Agriculture, nurseries and greenhouses without retail Agriculture, warehousing/wholesaling farm/nursery products Agricultural, tourism activities on ongoing farm operations Home occupation, minimal impact One-family dwellings Two-family dwellings Minor wireless communication facility</p>	<p>Agriculture research/development laboratories Agriculture, on-farm food processing activities with wholesale and retail trade areas of less than 10,000 square feet in gross floor area Housing for migratory workers Offices (less than 10,000 square feet)</p> <hr/> <p style="text-align: center;">Special Use</p> <hr/> <p>Accessory apartments Agriculture structures – reuse Agriculture, retail sale of farm, nursery, and related products (maximum 20,000 square feet) Animal hospital/kennels Essential services Forestry, commercial Home occupation, other Outdoor storage/display Places of worship Recreation, indoor Recreation, outdoor Schools Stables/riding academies Wireless communication facility, major</p>	<p>Barns, silos, produce storage and packing warehouses Buildings for storage Greenhouses Maintenance, repair and storage of machinery Off-street parking Other structures customarily accessory to permitted principal or special uses Satellite stations/satellite antennas Seasonal roadside stand Signs Swimming pools</p>	<p>Minimum lot area: 4 acres Minimum lot width: 200 feet Minimum yards: Front: 50 feet Side: 50 feet Both sides: 100 feet Rear: 50 feet Maximum building height: 35 feet Maximum lot coverage: 30% Maximum building coverage: none</p> <p>NOTE: Development standards applicable to agriculture and certain special uses such as residential cluster developments/subdivisions may differ from above. See supplemental regulations.</p>