

ZONING

195 Attachment 2

**Town of Wawayanda Zoning Law
Schedule of Zoning District Regulations
AB Agricultural Business District**

[Amended 11-4-2010 by L.L. No. 2-2010; 10-16-2012 by L.L. No. 1-2012; 12-5-2014 by L.L. No. 5-2014; 9-2-2021 by L.L. No. 4-2021]

District Intent	Principal Permitted Uses	Site Plan Approval	Accessory Uses	Development Standards
<p>AB Agricultural Business District This district is intended to encourage the perpetuation of the agricultural upland areas adjoining the black dirt region by permitting uses related directly to and in support of agricultural activities. Low-density residential uses will be permitted.</p>	<p>Agriculture as defined by New York State Department of Agriculture and Markets Agriculture, nurseries and greenhouses without retail Agriculture, retail sale of farm, nursery, and related products (maximum 20,000 square feet) Agriculture, tourism activities on ongoing farm operation Home occupation, minimal impact One-family dwellings Two-family dwellings Offices (agriculture-related) Wireless communication facility, minor</p>	<p>Agriculture, warehousing/wholesaling farm/nursery products Bank/financial institution Contractor yard Offices</p> <hr/> <p style="text-align: center;">Special Use</p> <hr/> <p>Accessory apartments Agriculture, on-farm food processing activities with wholesale and retail trade areas of less than 20,000 square feet in gross floor area Agriculture research/development laboratories Agricultural structures-reuse Animal hospitals/kennels Bed-and-breakfast Cemetery Daycare, preschool, nursery Essential services Farm markets, microbreweries, wineries, distilleries and similar retail establishments Forestry, commercial Home occupation, other Housing for migratory workers Maintenance, repair and storage of machinery Mining/excavation Outdoor storage/display Recreation, indoor Recreation, outdoor Stables/riding academies Wireless communication facility, major</p>	<p>Barns, silos, produce storage and packing warehouses Buildings for storage Greenhouses 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: 2 acres (3 acres for two-family dwellings) Minimum lot width: With central sewer and water: 100 feet Without central sewer and water: 150 feet Minimum yards: Front: 40 feet Side: 20 feet Both sides: 45 feet Rear: 30 feet Maximum building height: 35 feet Maximum lot coverage: 50% 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>