

ZONING

195 Attachment 3

**Town of Wawayanda Zoning Law
Schedule of Zoning District Regulations
AR Agricultural Residential 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; 12-5-2024 by L.L. No. 5-2024]

No

District Intent	Principal Permitted Uses	Site Plan Approval	Accessory Uses	Development Standards
<p>AR Agricultural Residential This district is intended to accommodate residential development that is compatible with the rural qualities of the Town and that may coexist with existing agricultural activities throughout this district.</p>	<p>Agriculture as defined by New York State Department of Agriculture and Markets Agriculture, livestock (2 or more acres) Agriculture, nurseries and greenhouses without retail Agriculture, retail sale of farm, nursery and related products (maximum 20,000 square feet) Agricultural, tourism activities on ongoing farm operation Home occupation, minimal One-family dwellings Two-family dwellings Wireless communication facility, minor</p>	<p>Site Plan Approval</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: 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: 20 feet Maximum building height: 35 feet Maximum lot coverage: 30% Maximum building coverage: none NOTE: Development standards applicable to agriculture and certain special uses such as residential cluster development/subdivisions may differ from above. See supplemental regulations.</p>
		<p style="text-align: center;">Special Use</p> <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, warehousing/wholesaling farm/nursery products Agricultural structures – reuse Animal hospitals/kennels Bed-and-breakfast Cemetery Daycare, preschool, nursery Essential services/utilities Forestry, commercial Home occupation, other Hospitals, nursing homes, and convalescent homes Housing for migratory workers Mobile home court Places of worship, i.e., church, mosque, synagogue Residential cluster development Schools Stables/riding academies Recreation, commercial Wireless communication facility, major</p>		

Note: Mobile home courts are permitted only in that portion of the AR Zoning District located north of State Route 6.