

ZONING

195 Attachment 4

Town of Wawayanda Zoning Law Schedule of Zoning District Regulations SR Suburban Residential 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>SR Suburban Residential This district generally provides the primary residential area of the Town. It provides a range of housing types able to be served publicly approved central water and sewer systems capable of being integrated with a public system and located in areas easily accessible to the regional transportation system and planned for higher-density residential development.</p>	<p>Agriculture as defined by New York State Department of Agriculture and Markets Agriculture, nurseries and greenhouses without retail Agriculture, tourism activities on ongoing farm operation Home occupation, minimal impact One-family dwellings Two-family dwellings Wireless communication facility, minor</p>	<p>Agriculture, on-farm food processing activities with wholesale and retail trade areas of less than 10,000 square feet in gross floor area Agriculture, retail sale of farm, nursery, and related products (maximum 20,000 square feet)</p> <hr/> <p style="text-align: center;">Special Use</p> <hr/> <p>Accessory apartments Agriculture, livestock (2 acres or more) Agriculture, warehousing/wholesaling farm/nursery products Agricultural structures-reuse Bed-and-breakfast Cemetery Daycare, preschool, nursery Essential services/utilities Forestry, commercial Home occupation Hospitals, nursing homes, and convalescent homes Multifamily dwellings Places of worship, i.e., churches, mosque, synagogue Recreation, indoor Recreation, outdoor Residential cluster development Schools Wireless communication facility, major</p>	<p>Accessory garages Barns, silos, produce storage and packing warehouse Greenhouses Maintenance, repair and storage of machinery Off-street parking Other structures customarily accessory to permitted principal or special uses Satellite stations/satellite antennas Signs Swimming pools</p>	<p>Minimum lot area: With central sewer or water: 1 acre, 1.5 acres for two-family dwellings Without central sewer or water: 2 acres, 3 acres for two-family dwellings Minimum lot width: With central sewer or water: 75 feet Without central sewer or water: 150 feet Minimum yards: Front: 30 feet Side: 20 feet Both sides: 45 feet Rear: 30 feet Maximum building height: 35 feet Maximum lot coverage: 30% Maximum building coverage: 20%</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>