

ZONING

*195 Attachment 5*

**Town of Wawayanda Zoning Law  
Schedule of Zoning District Regulations  
RH Rural Highway 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]**

WAWAYANDA CODE

District Intent	Principal Permitted Uses	Site Plan Approval	Accessory Uses	Development Standards
<p><b>RH – Rural Highway</b> This district is intended to provide small-scale commercial uses along designated transportation and commercial corridors in the Town, along with compatible residential development.</p>	<p>Agriculture as defined by New York State Department of Agriculture and Markets Agriculture, nurseries and greenhouses without retail impact Home occupation, minimal impact One-family dwellings Two-family dwellings</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) Agriculture, tourism activities on ongoing farm operation Bank/financial institution Contractor yard Convenience store/mini-mart Dwelling, one unit nonresidential building (mixed use) Motor vehicle service facility Offices and general retail (Less than 10,000 square feet) Restaurant, fast-food Restaurant or bar, non-fast-food Services, business or personal (Less than 10,000 square feet)</p>	<p>Barns, silos, product storage and packing warehouses Limited warehousing associated with wholesale trade Off-street parking Outdoor displays of merchandise Satellite stations/satellite antennas Signs Swimming pools</p>	<p>Minimum lot area: 1 acre Minimum lot width: 100 feet Minimum yards:     Front: 50 feet     Side: 15 feet     Both sides: 35 feet     Rear: 30 feet Maximum building height: 45 feet Maximum lot coverage: 70% Maximum building coverage: 50%</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>

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District Intent	Principal Permitted Uses	Site Plan Approval	Accessory Uses	Development Standards
		<p style="text-align: center;"><b>Special Use</b></p> <hr/> Accessory apartments Agriculture, livestock (2 acres or more) Agriculture, warehousing/wholesaling farm/nursery products Agricultural structures – reuse Animal hospitals/kennels Bed-and-breakfast Daycare, preschool, nursery school Essential services/utilities Farm markets, microbreweries, wineries, distilleries and similar retail establishments Forestry, commercial Home occupation, other Offices and general retail (over 10,000 square feet) Outdoor storage/display Recreation, indoor Recreation, outdoor Services, business or personal (over 10,000 square feet)		