

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]**

District Intent	Principal Permitted Uses	Site Plan Approval	Accessory Uses	Development Standards
<p>AP Agricultural Preservation</p> <p>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</p> <p>Agriculture, livestock (2 acres or more)</p> <p>Agriculture, nurseries and greenhouses without retail</p> <p>Agriculture, warehousing/wholesaling farm/nursery products</p> <p>Agricultural, tourism activities on ongoing farm operations</p> <p>Home occupation, minimal impact</p> <p>One-family dwellings</p> <p>Two-family dwellings</p> <p>Minor wireless communication facility</p>	<p>Agriculture research/development laboratories</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</p> <p>Housing for migratory workers</p> <p>Offices (less than 10,000 square feet)</p> <hr/> <p style="text-align: center;">Special Use</p> <hr/> <p>Accessory apartments</p> <p>Agriculture structures – reuse</p> <p>Agriculture, retail sale of farm, nursery, and related products (maximum 20,000 square feet)</p> <p>Animal hospital/kennels</p> <p>Summer camps/campground</p> <p>Essential services</p> <p>Forestry, commercial</p> <p>Home occupation, other</p> <p>Outdoor storage/display</p> <p>Recreation, indoor</p> <p>Recreation, outdoor</p> <p>Stables/riding academies</p> <p>Wireless communication facility, major</p>	<p>Barns, silos, produce storage and packing warehouses</p> <p>Buildings for storage</p> <p>Greenhouses</p> <p>Maintenance, repair and storage of machinery</p> <p>Off-street parking</p> <p>Other structures customarily accessory to permitted principal or special uses</p> <p>Satellite stations/satellite antennas</p> <p>Seasonal roadside stand</p> <p>Signs</p> <p>Swimming pools</p>	<p>Minimum lot area: 4 acres</p> <p>Minimum lot width: 200 feet</p> <p>Minimum yards:</p> <p style="padding-left: 20px;">Front: 50 feet</p> <p style="padding-left: 20px;">Side: 50 feet</p> <p style="padding-left: 20px;">Both sides: 100 feet</p> <p style="padding-left: 20px;">Rear: 50 feet</p> <p>Maximum building height: 35 feet</p> <p>Maximum lot coverage: 30%</p> <p>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>