

11. Recreation development area, field house, private athletic field
12. Rooming House.
13. Shopping Center.
14. Solar Energy System, Non-Rooftop Residential.
15. Tourist Home.
16. Wind Energy System.

e. Lot, Area, Dimensional, and Bulk Requirements.

1. Minimum Lot Size Requirements:
 - i. Single Family Dwellings: Area of one (1) acre. The minimum width of the lot shall be 150 feet.
 - ii. Two Family Dwellings: Area of one (1) acre. The minimum width of the lot shall be 150 feet.
 - iii. All other uses not within “i” or “ii” are not subject to minimum lot size requirements.
2. Maximum Lot Coverage: the coverage of a lot shall not exceed 50%.
3. Maximum Height: Structures shall not exceed a height of forty (40) feet.
4. Lot Setback Requirements:
 - i. Front Yard: seventy-five (75) feet.
 - ii. Rear Yard: twenty-five (25) feet.
 - iii. Side Yard: fifteen (15) feet.

Sec. 4.5 Agricultural (“A”) District Regulations

- a. Purpose. The purpose of the Agricultural “A” District is to provide for a broad range of agricultural uses and activities, while still providing for a variety of other uses as well.
- b. Permitted Uses. Permitted uses in the Agricultural “A” District shall be as follows, subject to any and all applicable provisions and requirements set forth in this Code:

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1. Agricultural Activity.
2. Customary Accessory Uses, subject to detailed additional requirements at Article 6 of this Zoning Law.
3. Dwelling - Single family
4. Dwelling - Two family
5. Farm.
6. Garage, Private.
7. Home Occupation, subject to detailed additional requirements set forth at Article 6 of this Zoning Law.
8. Institution for Higher Learning.
9. Mobile Home Dwelling, subject to detailed additional requirements set forth at Article 6 of this Zoning Law.
10. Municipal Structure or Facility.
11. Nursing or Convalescent Home.
12. Outdoor Storage of one of each: Boat, Boat Trailer, Cargo Trailer, and/or Camp Trailer, where such item(s) is owned for personal use by a person residing on the subject property, subject to detailed additional requirements at Article 6 of this Zoning Law.
13. Public Park or Playground.
14. Public or Private School.
15. Public Stable and Riding Academy, subject to detailed additional requirements set forth at Article 6 of this Zoning Law.
16. Roadside Stand, subject to obtaining a Certificate of Compliance pursuant to Article 6 of this Zoning Law.
17. Signs, subject to detailed additional requirements at Article 5 of this Zoning Law.
18. Solar Energy System, Rooftop Residential, subject to detailed additional requirements at Article 6 of this Local Law.

19. Swimming Pool.

c. Specially Permitted Uses. The following uses shall be permitted, but only upon the issuance of a Special Use Permit by the Town Board as set forth in Article 7 of this Zoning Law, subject to any and all applicable provisions and requirements set forth in this Code:

1. Agricultural Related Enterprises.
2. Agricultural Worker Camp.
3. Automobile and Heavy Equipment Sales.
4. Bank or Monetary Institution.
5. Billboard.
6. Bowling Alley, Skating Rink, or other indoor places of amusement or assembly.
7. Building Materials Storage and Lumberyard.
8. Business or Professional Office.
9. Camping Grounds.
10. Cemetery.
11. Church, Covenant, or Parish House.
12. Cluster Housing.
13. Drive-in Business.
14. Dwelling- Row or Town House
15. Extractive Use.
16. Family Care Facility.
17. Farm Equipment Junkyard.
18. Garage or Storage, Repair, Paint, or Adjustment of vehicles; Sale of parts and accessories of vehicles.
19. Gasoline or other Fuel Sales.

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20. Golf Course.
21. Hospital; Medical Clinic.
22. Hostel or Community Residence.
23. Hotel or Motel.
24. Kennel.
25. Machine Shop, and must also comply with detailed additional requirements at Article 6 of this Zoning Law.
26. Mobile Home Park.
27. Mortuary or Funeral Home.
28. Multiple Family Dwelling.
29. Neighborhood Retail or Convenience Store.
30. Nursery School or Commercial Day Care Center.
31. Pond, subject to additional requirements at Article 6 of this Zoning Law
32. Public Utility Structure or Facility.
33. Radio, T.V., and similar Communication Towers and Facilities, including Telecommunication Facilities.
34. Recreation Development Area, Field House, Private Athletic Field.
35. Restaurant or other place for serving food and beverage.
36. Retail Store.
37. Rod and Gun Club, Game Preserve, and similar use.
38. Rooming House.
39. Solar Energy System, Non-Rooftop Residential, subject to additional requirements at Article 6.
40. Storage, Baling, or Treatment of Junk, Rags, Bottles, or Scrap Paper, subject to additional requirements at Article 6.

- 41. Theater.
- 42. Tourist Home.
- 43. Veterinary or Animal Hospital.
- 44. Warehousing.
- 45. Wind Energy System (both Commercial and Noncommercial).
- 46. Woodworking Shop.

d. Lot, Area, Dimensional, and Bulk Requirements.

- 1. Minimum Lot Size Requirements:
 - i. Single Family Dwellings: Area of two (2) acres. The minimum width of the lot shall be 250 feet.
 - ii. Two Family Dwellings: Area of two (2) acres. The minimum width of the lot shall be 250 feet.
 - iii. Dwellings with greater than two (2) dwelling units: Area of two (2) acres plus an additional 5,000 square feet for each additional dwelling unit over two. The minimum width shall be 250 feet plus an additional 20 feet for each additional dwelling over two.
 - iv. All other uses not within “i”, “ii”, or “iii” above: Area of two (2) acres. The minimum width of the lot shall be 250 feet.
- 2. Maximum Lot Coverage: the coverage of a lot shall not exceed 30%.
- 3. Maximum Height: Structures shall not exceed a height of forty (40) feet.
- 4. Lot Setback Requirements:
 - i. Front Yard: sixty (60) feet.
 - ii. Rear Yard: twenty-five (25) feet.
 - iii. Side Yard: twenty-five (25) feet.