

# PROPOSED AR - AGRICULTURAL / RURAL ZONE

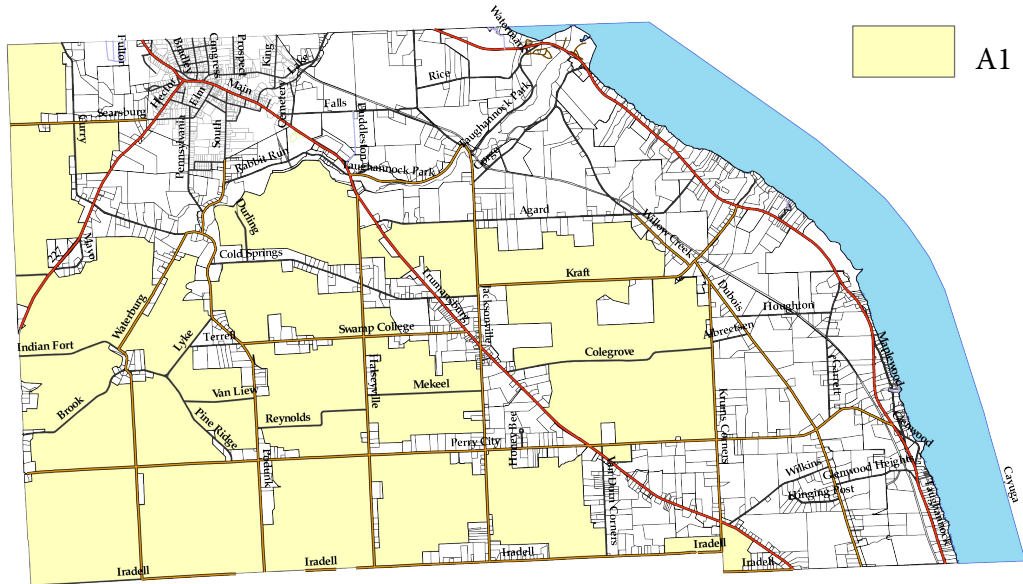


## DIMENSIONAL REQUIREMENTS

min lot area	2 acres
min lot width	400 ft
min lot depth	200 ft
front yard setback	50 ft
side yard setback	30 ft
rear yard setback	75 ft
max height	32 ft
max lot coverage	5%
Number of dwellings on a lot	1
max floor area (Ag Building)	20,000 sq ft
Farm Operation, accessory commerce	5,000 sq ft
max floor area (Non-Ag Building)	5,000 sq ft
max floor area Accessory Dwelling Unit	1,200 sq ft

§ 212-23 Purpose.  
*The A/R – Agricultural/ Rural Zone is primarily intended to preserve farming and agricultural lands in the Town and also to maintain open space and the quality of life enjoyed by residents of the Town. This zone prioritizes and preserves viable agriculture in the Town by providing an area where agricultural operations and agricultural-based enterprises are the predominant active land uses in the zone. The creation of the Agricultural/ Rural Zone illustrates the Town’s commitment to farming and agricultural uses as preferred uses in this zone.*

# EXISTING A1 - AGRICULTURAL DISTRICT



## DIMENSIONAL REQUIREMENTS

min lot area	2 acres
min lot width	400 ft
min lot depth	200 ft
front yard setback	75 ft
side yard setback	30 ft
rear yard setback	75 ft
max height	32 ft
max lot coverage	5%
Number of dwellings on a lot	2

### Highlighted Changes from A1 District to AR Zone:

Existing A1 = 9,465 acres  
Proposed AR = 14,660 acres

### Uses Added to the AR Zone:

- Accessory Dwelling Units (max. 1,200 sq ft)
- Farm Operation Accessory Commerce
- Silviculture
- Agricultural Events
- Agricultural Education
- Farm Breweries
- Farm Cideries
- Wineries