



155-22 Restricted Agricultural Districts (R-A).

The following structures and uses shall be permitted in the Restricted Agricultural Districts:

(1)

Any use permitted in Residential District R-1, according to the same restrictions, or a two-family dwelling. A minimum of 150 feet of frontage and a minimum of 40,000 square feet of area are required where public sanitary sewers are provided. A minimum of 200 feet of frontage and a minimum of 100,000 square feet of area are required where a septic system is proposed. Any lot with a septic system must have a minimum of 10,000 square feet of open, unimproved land suitable for the installation of a septic field explicitly identified and reserved for such purposes.

(2)

Any use permitted in Residential District R-3, according to the same restrictions.

[Amended 9-13-2000 by Ord. No. 3-2000]

(3)

Farms, farm structures and farming.

(4)

Sale of products raised or produced only on the farm itself.

(5)

Public utility structures necessary for servicing of the area or for general Town use, but excluding radio, microwave, television or other similar forms of energy transmission towers or facilities which shall be permitted only after the issuance of a special permit pursuant to Article **IV**, § **155-27**, of this chapter.

[1]

Editor's Note: Former Subsection A(5) through (10) was repealed 9-13-2000 by Ord. No. 3-2000. This ordinance also renumbered Subsection A(11) through (16) as A(5) through (10), respectively.

(6)

The use of lands for one or more public or private golf courses, with or without a golf club house, and other activities customarily related to and enjoyed in connection with a golf club as tennis, swimming and similar activities; subject, however, to the receipt of a special permit pursuant to Article **IV**, § **155-27**, of this chapter.

(7)

Mobile home sites pursuant to the requirements of Article **IV**, § **155-21**, of this chapter.

(8)

Dog Kennels, only after the issuance of a special permit pursuant to Article **IV**, § **155-27**, of this chapter.

(9)

A bed-and-breakfast establishment to be permitted only upon the receipt of an accessory use permit pursuant to Article **IV**, § **155-29**. However, a bed-and-breakfast shall not be permitted on property contained within the bounds of any subdivision plat filed with the Onondaga County Clerk.

[Added 3-30-1993 by Ord. No. 1-1993]

(10)

Rural occupations, only after the issuance of a special permit pursuant to Article **IV**, § **155-27**, of this chapter. The purpose of this subsection is to allow a certain class of occupations which do not fit within this chapter's definition of home occupations, which definition has traditionally included primarily professional and teaching uses. This subsection is intended to permit and regulate small, low-intensity business occupations, that blend naturally with the rural setting as determined by the Town Board during the special permit

process, where the use proposed can be controlled so as to be in conformity with neighboring uses and so as to minimize possible detrimental effects of the use on neighboring properties.

[Added 1-26-1994 by Ord. No. 1-1994; 6-10-2015 by L.L. No. 1-2015]

B.

All lots in Restricted Agricultural Districts shall have a minimum front yard depth of 40 feet, side yard depth of 20 feet and a rear yard depth of 40 feet. No portion of any building or structure shall be located in any front, side or rear yard.