

A. RA-100 Residential Agricultural District (based on A-1).

(1) Intent. *The intent of this district is to accommodate agricultural activities, to provide a setting for low-density family dwellings, and supportive nonresidential development in areas of the Town that are unlikely to be served by both public water and sewers.*

(2) Uses allowed:

(a) Office of Planning and Development issuing a building permit:

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| [1] One-family. | [3] Cropland. |
| [2] Farm. | [4] Farm stand. |

(b) Planning Board site plan approval:

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| [1] Park/playground (private). | [3] Nursery, commercial. [Amended 10-19-2009 by L.L. No. 4-2009] |
| [2] Cemetery. | [4] Greenhouse, commercial. [Amended 10-19-2009 by L.L. No. 4-2009] |

(c) Planning Board special permit approval:

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| [1] School. | [5] Community center. |
| [2] Day-care center. | [6] Marina, private. |
| [3] Religious institution. | [7] Special use. [Added 10-19-2009 by L.L. No. 4-2009] |
| [4] Library. | |

(d) ZBA special permit approval and optional advisory referral to the Planning Board:

- [1] Home occupation.

(e) Town Board special permit approval and optional advisory referral to the Planning Board:

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| [1] Emergency vehicle station. | [5] Outdoor recreation - spectator. |
| [2] Animal care/training facility. | [6] Outdoor recreation- participant. |
| [3] Animal boarding/breeding facility. | [7] Two-family dwelling. |
| [4] Veterinary care facility. | [8] Outdoor furnace.[Added 10-19-2009 by L.L. No. 4-2009] |

(3) Cross-reference to other commonly used regulations, see sections noted:

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| (a) <i>Definitions:</i> | <i>see Article II.</i> |
| (b) <i>Accessory uses and structures:</i> | <i>see § 230-20A.</i> |
| (c) <i>Lot: structure dimensional exemptions:</i> | <i>see § 230-20B.</i> |
| (d) <i>Parking:</i> | <i>see § 230-21.</i> |
| (e) <i>Signs:</i> | <i>see § 230-22.</i> |
| (f) <i>Utility substation:</i> | <i>see § 230-27.</i> |
| (g) <i>Highway Overlay Zone:</i> | <i>see § 230-19.</i> |
| (h) <i>Animals, pets:</i> | <i>see § 230-20A.</i> |

(4) RA-100 lot and structure dimensional requirements.

	Residential	Nonresidential	Agricultural
Lot			
Area, minimum	100,000 sq. ft.	5 acres	10 acres
Width, minimum	250 ft.	125 ft.	500 ft.
Coverage, maximum building	n/a (%)	n/a (%)	n/a (%)
Coverage, maximum total	n/a (%)	n/a (%)	n/a (%)
Principal structure and attached accessory structures			
Front yard minimum	75 ft.	100 ft.	75 ft.
Side yard minimum	25 ft.	50 ft.	Greater of 25 ft. or 1.5 x the hgt.
Rear yard minimum	25 ft.	50 ft.	Greater of 25 ft. or 1.5 x the hgt.
Maximum height	35 ft.	50 ft.	60 ft.
Maximum gross floor area	n/a (sq. ft.)	n/a (sq. ft.)	n/a (sq. ft.)
Maximum number of floors	n/a	n/a	n/a
Accessory structures: detached, greater than 100 sq. ft.			
Front yard minimum	75 ft.	100 ft.	75 ft.
Side yard setback	25 ft.	25 ft.	Greater of 25 ft. or 1.5 x the hgt.
Rear yard setback	25 ft.	25 ft.	Greater of 25 ft. or 1.5 x the hgt.
Maximum height	25 ft.	25 ft.	60 ft.

(5) RA-100 supplemental district design standards.

- (a) Perimeter landscape strip (feet): n/a.
- (b) Additional setback abutting residential district (feet): n/a.
- (c) Structure design, scale and materials. Subject to designated board review, shall reflect and be sympathetic to the existing or planned character of residential structures in the surrounding area.

(6) RA-100 special provisions: large lot, one-family dwelling. Any one-family dwelling maintained on a lot five acres or greater shall be eligible to use or maintain:

- (a) A portion of the lot for raising agricultural products, except livestock, for personal consumption or commercial purposes.
- (b) A seasonal farm stand, subject to ZBA special permit approval.
- (c) Accessory farm structures subject to residential lot and structure dimensional standards.
- (d) Agricultural livestock, such as personal food sources or pets.