

ARTICLE 7
R-A, RESIDENTIAL-AGRICULTURAL DISTRICT

SECTION 7.01 INTENT

The R-A, Residential-Agricultural District is intended to:

- A. Allow permitted uses in a very low-density setting, while preserving the rural features and character of the Town;
- B. Provide areas of the Town for continued agricultural use along with orderly low-density residential uses in a manner that will not negatively impact farming operations;
- C. Allow other compatible uses which typically occupy large open land areas;
- D. Assure that residential, commercial and agricultural uses peacefully coexist;
- E. Not conflict with any requirements set forth in the New York State Agricultural District Regulations, which may impose stricter controls on land uses than those provided for in this Ordinance.

SECTION 7.02 PRINCIPAL USES PERMITTED

In the R-A Residential-Agricultural District, no building or land shall be used and no building or structure shall be erected except for one or more of the following specified uses, including any special conditions listed below or provided for elsewhere in this Ordinance:

- A. Single and Two-Family Dwellings;
- B. Family Day Care Homes;
- C. Group Family Day Care Homes;
- D. Manufactured Homes;
- E. Essential services, such as public service/utility structures, telephone exchange structures, electric transformer stations and substations and gas regulator stations and uses, including any outdoor storage yards. When operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity, the architecture shall be in keeping with the surrounding uses;
- F. Agricultural operations, including commercial woodlots or feedlots and tree farms;
- G. Nurseries;
- H. Wayside Stands;

- I. Bed and Breakfasts;
- J. Publicly owned and operated parks and playgrounds;

SECTION 7.03 SPECIAL USES

The following Special Uses may be permitted in the R-A, Residential-Agricultural District upon review and approval by the Zoning Board of Appeals in accordance with the general standards for all Special Uses found in Article 15:

- A. Three and Four-Family Dwellings;
- B. Religious Institutions;
- C. Public, parochial and private schools offering courses in general education;
- D. Municipal Buildings and Uses;
- E. Hospitals;
- F. Nursing Homes;
- G. Day Care Centers;
- H. Private Clubs or Lodges;
- I. Public or private golf courses, including country clubs and driving ranges;
- J. Professional and Medical Offices;
- K. Neighborhood Commercial Uses, including, but not limited to the following:
 - 1. Retail Sales Establishments;
 - 2. Convenience Stores;
 - 3. Personal Service Establishments;
 - 4. Repair Service Establishments;
 - 5. Pet stores and grooming businesses
 - 6. Banks, credit unions and similar financial institutions with up to three drive-through teller windows, including any automated teller drive-through lanes;
 - 7. Restaurants with a maximum seating capacity or patron occupancy of one hundred (100) persons. Establishments with open front windows, drive-in or

drive-through services, establishments serving alcoholic beverages and establishments with dancing or live entertainment are not permitted.

- L. Livestock Sales or Auction Houses;
- M. Sawmills, cold storage facilities and agricultural produce processing plants;
- N. Private recreation area, camp and hunting preserves;
- O. Commercial stables and riding arenas;
- P. Commercial kennels, animal hospitals and animal shelters;
- Q. Commercial excavation;
- R. Cemeteries;
- S. Campgrounds;
- T. Agricultural sales and service establishments;
- U. Landscaping contractor's operation;
- V. Telecommunications transmission towers.

SECTION 7.04 ACCESSORY USES AND STRUCTURES

The following accessory uses and structures shall be permitted only when constructed, located and operated accessory to a principally or specially permitted use in the R-A, Residential-Agricultural District:

- A. Garages;
- B. Utility Sheds;
- C. Swimming Pools;
- D. Decks;
- E. Fences;
- F. Satellite Dish Antenna;
- G. Home Occupations, subject to the provisions of Article 14.18;
- H. Farm Buildings, when accessory to an operating farm;
- I. Accessory dwelling units as housing for employees of an operating farm;

- J. Accessory dwelling units as housing for parents, grandparents, brothers, sisters, aunts, uncles, children and grandchildren.
- K. Accessory dwelling units as housing for caretakers of cemeteries, campgrounds or similar facilities;
- L. Dumpsters, when accessory to a commercial use;
- M. Any other accessory uses, buildings and structures determined by the Zoning Board of Appeals to be customarily incidental to any of the principally or specially permitted uses allowed in the R-A Residential-Agricultural District.