

Article V- AR-1 Agriculture/General Residential District

§ 27 Purpose

The intent of this District is to promote and encourage continued agricultural use, to protect the rural character of the Town, and help preserve valuable agricultural lands. Residential development, including a mixture of single- and two-family housing, is encouraged as well provided that development of such does not negatively impact agricultural operations as the first and foremost use for this District. Subdivision of lands should utilize conservation subdivision, clustering, or other such methods to protect sensitive resources and agriculture.

Commented [JS1]: Expanded on the intent here.

§ 28 Permitted Uses and Structures

The following are permitted uses:

- (1) Single family dwelling
- (2) Two family dwelling
- (3) Agricultural operations
- (4) Wildlife sanctuaries
- (5) Small-scale (Tier 1) solar energy systems
- (6) Commercial-scale (Tier 2) solar energy systems
- (7) Seasonal work housing
- (8) Pole barns or other enclosed structures for use for storage or in connection with an agricultural operation but not for commercial nonagricultural businesses. Such structures shall not contain living space nor be used for residential space.

Commented [JS2]: Added per draft solar code

Commented [JS3]: [Town of Newstead, NY District Regulations \(ecode360.com\)](#)

§ 29 Accessory Uses

- (1) No more than one (1) commercial vehicle over one (1) ton capacity shall be parked over night.
- (2) Signs subject to the provisions of Article XVI – Sign Restrictions.
- (3) Satellite television receiving antennas subject to the provisions of Article XXI – Supplemental Regulations.
- (4) Fences, walls and hedges subject to the provisions of Article XXI - Supplemental Regulations.
- (5) Outdoor storage of trailers (camper, boat, utility, etc.), cars, and other recreational vehicles shall be limited to those currently licensed/registered and owned by occupant of premises for personal use and shall be stored to the side or rear of principal buildings. Storage in front driveways shall be limited to no more than **20 days** at one time.
- (6) Personal carport/garage, storage, or utility shed

Commented [JS4]: Nothing noted in the revised version – intentional?

- (7) Seasonal roadside farm stands for the sale of farm products produced on premises

Commented [JS5]: Added

§ 30 Site Plan Review

The following uses are permitted subject to site plan review as outlined in Article XII – Site plan Review:

- (1) Multi-family dwelling
- (2) Assisted living; group home; nursing home
- (3) Public park
- (4) Public safety facility
- (5) Religious institution
- (6) Cemetery
- (7) Public and semipublic facility
- (8) Essential facility
- (9) Private clubs, club houses, athletic-recreational facilities; golf course
- (10) Daycare center
- (11) Greenhouse
- (12) Brewery, distillery, winery
- (13) Bed and breakfast
- (14) Veterinary hospital
- (15) Engineering, architectural and design services
- (16) Educational facilities
- (17) Wind energy facility (Ref: local law# 3 2010)

Commented [JS6]: Maybe no? Don't want to have too much potential if you want to keep Ag the primary use

Commented [JS7]: See comment in C1, C2

Commented [JS8]: These three not in the AR-1/M-2 spreadsheet. Recommend removing 15 and 16 though.

§ 31 Special Use Permits

The following are special permitted uses subject to the conditions outlined Article XIII Special Permits:

- (1) Kennels
- (2) Extraction of sand, gravel and other materials
- (3) Quarry
- (4) Lumber yards
- (5) Small-scale (Tier 1) solar energy systems
- (6) Commercial-scale (Tier 2) solar energy systems

Commented [JS9]: See comments from C1, C2.

- (7) Agribusiness or agritourism
- (8) Trade or industrial schools
- (9) Executive or administrative offices
- (10) Recreational facilities
- (11) Computer programming and other software services

Commented [JS10]: Agribusiness - Business that provides products and services directly to consumers and where a majority of the goods sold are grown or produced on-premises.

Agritourism - Agribusiness that conducts activities by and for the enjoyment or education of the public, which primarily promotes the sale, marketing, production, harvesting or use of the products of the farm to enhance the public's understanding and awareness of farming and farm life.

Commented [JS11]: Recommend no. See comment above.

§ 32 Lot, Area and Yard Requirements

The following lot, area and yard requirements apply to the AR-1 District: **Lot Requirements**

Minimum Lot Frontage 120 feet

Area Requirements

Minimum Lot Area 1 acre

Maximum Building Coverage 35%

Maximum Lot Coverage 50%

Yard Requirements

Minimum Front Yard Depth 35 feet

Minimum Side Yard 25 feet

Minimum Rear Yard 75 feet

Commented [JS12]: Confirm that this applies to any property regardless of public utilities... prior code called out smaller sizes with water and/or sewer.

Another consideration is lot size. This is the same size as the R-1 and R-2 Districts. If the intention is to retain rural character, larger lot sizes and frontage would help to retain this. Cluster development could be required here (text to be added in) to provide the balance between development potential and retaining character without significant large-lot subdivisions.

Corner Lots

The minimum width of the lot at the building line parallel to the street considered to be the front street shall be one hundred twenty (120) feet. Additional yard requirements, for both yards abutting streets, shall be determined as provided in this Chapter.

§ 33 Buildings

The following requirements apply to buildings constructed in the AR-1 District

Maximum Building Height

All uses 40 feet

Minimum Floor Area

One Story Dwelling 900 square feet

Two Story Dwelling 720 square feet

Other Dwellings	500 square feet per unit
Accessory Building (maximum floor area)	1200 sq. feet

§ 34 RESERVED SEE ZONE AR-1 GRAPHIC