

A-5 LIMITED FURTHER DEVELOPMENT AGRICULTURAL DISTRICT

A. Purpose:

The primary purpose of the A-5 District is to maintain, preserve and enhance agricultural land while allowing limited residential uses and maintaining the rural agricultural atmosphere of the Town. A variety of lot sizes may be allowed depending upon the characteristics of the land involved, the neighboring land and uses and all other factors referred to in section 4 and section 21-3A and section 27-2 of the ordinance.

B. Lands Included:

Lands included will be those lands which are in agricultural areas but which land is not generally suited to agricultural activities except in an incidental manner. Existing nonconforming parcels in other agricultural districts may also be included herein where appropriate.

C. Applicable Permits and Lot Size:

The provisions of subsections C, D, and F of the A-2 Agricultural Land District shall apply, except that the minimum lot size shall be the greater of two acres or the lot size at the time the lot is classified as being in the A-5 District. Lots under five acres will only be allowed when the Town Board agrees that the unique characteristics of the lot, the neighborhood, and the purpose of the district make the allowance of such reduced lot size to be in the best interest of the Town. The Town Board shall have wide discretion with respect to such determination. Furthermore, the provisions of subsection E of the A-2 Agricultural Land District shall apply.

Notwithstanding the above, existing nonconforming parcels less than two acres in other agricultural districts may be reclassified to this zoning category by the Town Board.

D. Uses:

The allowable uses are the same as those set forth for the A-2 District, including the limitations on animal units.

E. Subdivision Prohibition:

No subdividing of land within an A-5 District is allowed without Town Board approval after filing therefore in the same manner as for rezoning.

A-2 AGRICULTURAL LAND DISTRICT

A. Purpose:

The primary purposes of the A-2 District are to maintain, preserve, and enhance agricultural lands historically utilized for crop production but which are not included within the A-1 Agricultural Land District.

B. Lands Included:

Lands included are those generally best suited for smaller farm uses, including truck farming, horse farming, hobby farming, orchards, and similar agricultural related farming activities.

C. Permitted Uses:

All permitted uses allowed in the A-1 Agricultural Land District, except livestock raising must not exceed one animal unit per acre. Further, all residences, regardless of when constructed, are permitted uses in the A-2 District.

D. Conditional Uses:

All conditional uses allowed for A-2 in Section 22 of this Ordinance; and all conditional uses allowed in the A-1 Agricultural Land District, with the addition of livestock raising that exceeds one animal unit per acre.

E. Animal Units:

See "Animal Unit" in Section 30 - DEFINITIONS of this Ordinance.

F. Area, Height and Yard Requirements:

LOT:	Size	Minimum 5 acres
	Width	Minimum 200 ft.
BUILDING:		
Residence	Height	35 ft.
Other Structures	Height	Minimum three times the distance from any lot line
YARD:		
Residence	Rear	Minimum 50 ft.
	Side	Minimum 20 ft.
	Street	Minimum 75 ft. from center line of Town and County Hwys. and 100 ft. from State Hwys.
Other Structures	Rear	Minimum 25 ft. if not used for the housing of animals/Minimum 100 ft. if used for the housing of animals
	Side	Minimum 20 ft. if not used for the housing of animals/Minimum 100 ft. if used for the housing of animals

Street

Minimum 75 ft. from center line of
Town and County Hwys. and 100 ft.
from State Hwys.

Minimum 100 ft. from center of all
hwys. if used for the housing of
animals