

CHAPTER 10 ZONING

Agricultural Districts

10.1.6 A-6 Agricultural Estate Land District

A. Intent:

1. The intent of the A-6 Agricultural Estate Zoning District is to preserve the spirit of A-1 Agricultural Land District. When any A-1 parcel of real estate shall become a nonconforming parcel that parcel of real estate shall be rezoned A-6 by default.

B. Purpose:

1. The primary purpose of A-6 Agricultural Estate Zoning District is to maintain, preserve and enhance agricultural lands utilized for crop production but which are not included within the A-1 Agricultural Land District & which are generally best suited for smaller farm units including truck farming, horse farming, hobby farming, orchards & other similar agricultural related farming activities.

C. Principle Uses:

1. All principal uses permitted in the A-1 Agricultural Land District are permitted in the A-6 Agricultural Estate Land District.
2. One single-family dwelling.

D. Conditional Uses:

1. All conditional uses permitted in the A-1 District are permitted in the A-6 District.

E. Area, Height and Yard Requirements:

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| Farm | Size | Minimum sufficient area for the principal structure, accessory buildings, and septic system, all required yards, and off street parking as required by Section 23 of this Ordinance |
| Building | Height | Maximum 35 feet |
| Yard | Rear | Minimum 75 feet |
| | Side | Minimum 75 feet |
| | Street | Minimum 75 feet from center line of Town and County Roads and 75 feet from right-of-way of State Roads |