

Sec.63-05(3) AGD General Agricultural District

(1) Purpose

The intent of this district is to maintain open land areas predominantly devoted to farming and agricultural related uses. It is anticipated that while certain areas within this district will eventually be used for non-agricultural uses; the intensity of development will remain significantly limited due to a lack of urban facilities and services. It is also intended that this district provide for small-scale, family-oriented businesses on a case-by-case basis.

(2) Permitted Principal Uses and Structures

- (a) Permitted principal uses and structures (1) in the AED District.
- (b) Public and semi-public non-profit institutional uses of a similar nature.
- (c) Parks, preserves and golf courses.
- (d) Rural residential development including single-family detached dwellings unrelated to any farm operations, as a principal use and structure on individual lots which are outside the current sewer service area and sewer service planning area and which are not part of a recorded subdivision plat as defined in the Town of Buchanan Subdivision Ordinance.

(3) Permitted Accessory Uses and Structures

Permitted accessory uses and structures 1 through 4 in the AED District.

(4) Special Exception Uses and Structures

- (a) Special exception uses and structures (1) through (7) in the AED District, provided, however, that no such use or structure shall be located within 500 feet of an existing residential dwelling other than the owners or within 500 feet of the exterior boundary of a recorded subdivision plat.
- (b) Two family dwellings provided that the dimensional requirements of Section 63-05(5) are met.
- (c) Cemeteries.
- (d) Veterinary offices.
- (e) Warehouse, storage, and building supply establishments subject to the conditions in (1) above.
- (f) Resource extraction uses including quarrying and sand and gravel pits subject to the requirements of Section 63-07(3).
- (g) Outdoor commercial recreational uses including recreational camps, campgrounds, golf, archery and rifle ranges, sledding and skiing facilities and uses of a similar nature.
- (h) Commercial exhibits of historical or natural significance.
- (i) Automobile salvage yards subject to the conditions in (1) above involving storage of less than 50 vehicles and where no crushing or processing of parts and materials is conducted on the premises and provided all vehicles and parts are effectively screened from view from any residential lot or public highway.
- (j) Contractors storage yard provided all equipment and materials are effectively screened from view from any residential lot or public highway.

Town of Buchanan
General Agricultural District (AGD) Zoning

- (k) The following uses provided the owner or proprietor resides on the premises: Automobiles, farm equipment and small engine repair shops; offices and/or shops in connection with skilled tradesman including plumbers, electricians, carpenters, welders and the like; and production and/or sales of crafts produced on the premises provided mechanical or chemical processes are incidental or non-existent.
 - (l) Taverns existing before the effective date of adoption of this ordinance.
 - (m) Sales of lawn and garden equipment in connection with a plant nursery.
 - (n) Airports, public or private.
 - (o) Dog Kennels.
- (5) Dimensional
- (a) Principal Agricultural Uses. Minimum lot area - four (4) acres; lot width - 200 feet and front yard - 25 feet. There are no side or rear yard requirements and no height limitations on buildings or structures.
 - (b) Rural Residential Single-Family Detached Dwellings and Mobile Homes on Individual Lots. Minimum lot area – 1 acre; Minimum frontage on existing or newly-created public highway or road-150 feet; lot width 150 feet; front yard setback- minimum 30 feet, rear yard - 30 feet; side yards - 20 feet each.
 - (c) Other Permitted or Permissible Uses and Structures. Minimum lot area - one (1) acre; lot width - 150 feet; front yard - 25 feet; rear yard - 50 feet; side yards - 30 feet each, provided, however, that for any building or structure over 40 feet in height the side yards shall be increased by one (1) foot for every two (2) feet in additional height. Minimum lot area and yard requirements may be increased as a condition for a special exception permit.
- (6) Permitted Accessory Signs
Permitted accessory signs in the AED District.