

## F. AR Zone, Standard Method Development Standards

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone
<b>1. Site</b>	
<b>Site Area</b>	
Site (min)	25 acres
<b>2. Lot and Density</b>	
<b>Lot</b>	
Lot area (min)	40,000 SF
Lot width at front building line (min)	125'
Lot width at front lot line (min)	25'
<b>Density (max)</b>	
Density (lots/acre)	1/25
<b>Coverage (max)</b>	
Lot	10%
<b>Specification for Coverage</b>	
On a lot or parcel where agricultural products are grown predominantly in greenhouses, a maximum lot coverage of 40% is permitted if: (1) any increase above 10% lot coverage consists entirely of greenhouses; and (2) a site plan is approved under Section 7.3.4.	
a.	
<b>Voluntary Conservation Lot</b>	
Lot Area (max)	3 acres
Remainder of site must be placed in a conservation or agricultural easement or land trust	yes
Coverage (max)	15%
<b>Specifications for Voluntary Conservation Lot</b>	
The Planning Board may approve a lot larger than 3 acres only if an on-site well and	
a.	septic system is not feasible on a lot of 3 acres or less and the lot cannot be served by a septic easement.
On a lot or parcel where agricultural products are grown predominantly in greenhouses, a maximum lot coverage of 40% is permitted if: (1) any increase above 10% lot coverage consists entirely of greenhouses; and (2) a site plan is approved under Section 7.3.4.	
b.	
<b>Child Lots</b>	
Lot area, excluding driveway stem on flag lot (max)	3 acres
Number of child lots allowed (max):	
On a site at least 25 acres up to 69 acres	1
On a site at least 70 acres up to 120 acres	2
On a site at least 121 acres	3
<b>Specification for Child Lots</b>	
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a.	septic system is not feasible on a lot of 3 acres or less and the lot cannot be served by a septic easement.

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<b>3. Placement</b>	
<b>Principal Building Setbacks (min)</b>	
Front setback	50'
Side street setback	50'
Side setback	20'
Rear setback	35'
<b>Accessory Structure Setbacks (min)</b>	
Front setback	50'
Side street setback	50'
Side setback	15'
Rear setback	15'
<b>Specification for Principal Building and Accessory Structure Setbacks</b>	
a.	The front setback and side street setback must consist of any scenic setback recommended by a master plan or 50 feet, whichever is greater.
Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.	
b.	
The maximum footprint of an accessory building on a lot where the main building	
c.	is a detached house is 50% of the footprint of the main building. Buildings for an agricultural use are exempt from this size restriction.
<b>4. Height</b>	
<b>Height (max)</b>	
Principal building	50'
Accessory structure	50'
<b>5. Form</b>	
<b>Allowed Building Elements</b>	
Gallery/Awning	n/a
Porch/Stoop	yes
Balcony	yes
<b>6. Buildings used for Agriculture Associated with Farming</b>	
<b>Specification for Buildings used for Agriculture Associated with Farming</b>	
A building used for agriculture associated with Farming must satisfy the standards	
a.	of an accessory structure, except a building used for agriculture is exempt from the height requirements under Section 4.2.1.F.4.