

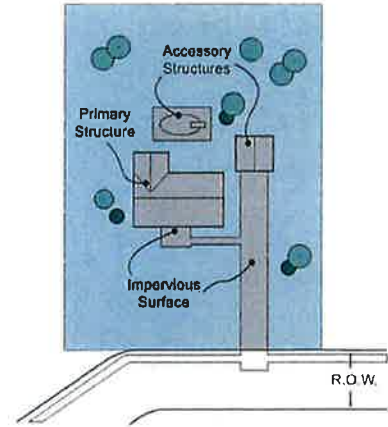
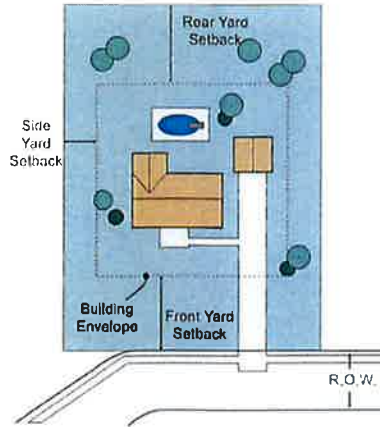
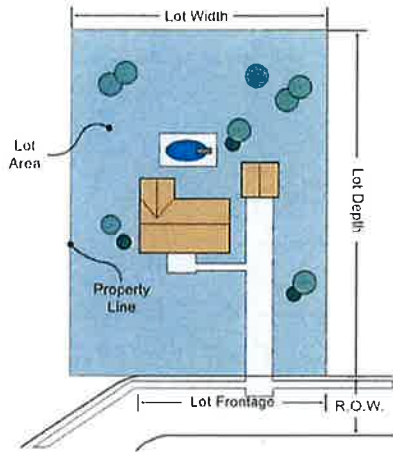
Farming (FM) District

3.34 FM District Intent, Permitted Uses, and Special Exceptions

District Intent	Permitted Uses	Special Exception Uses
The FM (Farming District) is intended to be used as follows: To protect and promote agricultural uses within the Town limits.	The permitted uses include: - Horticulture - Viticulture - Apiculture - Pasturage - Forestry - Dairying - Animal and poultry husbandry - Other similar farming activities Roadside Farm Stand: A temporary use which is primarily engaged in the sale of fresh agricultural products, locally grown on or off-site, but may include, incidental to fresh produce sale, the sale of limited prepackaged food products, poultry and non-food seasonal items. This use is to be seasonal in duration, open for the duration of the harvest season. The FM district also permits single family residential uses as part of a farming homestead. Accessory structures used in farming operations, such as barns, are also permitted.	The special exception uses include: - Golf courses - Private Outdoor Camps - Roadside stands selling products raised on site CFO and CAFO, subject to all ordinances and regulations as set forth by Delaware County regarding same.

Farming (FM) District

3.33 FM District Development Standards



Minimum Lot Area:

- 5 acres, with 50% or more under cultivation

Minimum Lot Width:

- 150 feet at the building line nor less than 30,000 square feet in area, exclusive of right-of-way

Minimum Front Yard Setback:

- 50 feet measured from the right-of-way line to the front wall of the building.

Minimum Side Yard Setback:

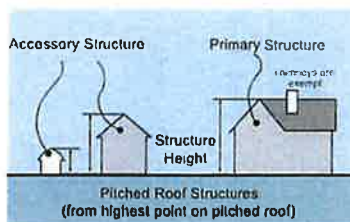
- There shall be 2 side yards, each not less than 25 feet in width measured at right angles to the side lot lines

Minimum Rear Yard Setback:

- 50 feet in depth measured at right angles to the rear lot line

Minimum Main Floor Area:

- The minimum floor area of any dwelling shall be not less than 950 square feet, exclusive of garages, carports, open porches, or breezeways



Maximum Structure Height:

- 2 1/2 stories or 45 feet in height

Additional Development Standards that Apply

Lot Standards	Temporary Uses/Structures	Entrances and Drives
• LO-01.....Page 6-3	• TU-01.....Page 6-14	• ED-01.....Page 6-43
Setback Standards	• TU-02.....Page 6-14	Vision Clearance
• SB-01.....Page 6-4	Home Occupations	• VC-01.....Page 6-45
Sewer and Water	• HO-02.....Page 6-19	Special Exception Uses
• SW-01.....Page 6-5	Environmental Standards	• SE-01.....Page 6-52
Density and Intensity	• EN-01.....Page 6-26	Miscellaneous Standards
• DI-01.....Page 6-6	Floodplain Standards	• MC-01.....Page 6-53
Structure and Quantity	• FP-01.....Page 6-27	• MC-02.....Page 6-53
• SQ-01.....Page 6-7	Sign Standards	• MC-03.....Page 6-53
Floor Area Standards	• SI-01.....Page 6-29	• MC-04.....Page 6-53
• FA-01.....Page 6-8	• SI-03.....Page 6-30	• MC-08.....Page 6-54
Height Standards		
• HT-01.....Page 6-9		
Accessory Structures		
• AS-01.....Page 6-10		
Fence and Wall Standards		
• FW-01.....Page 6-13		