

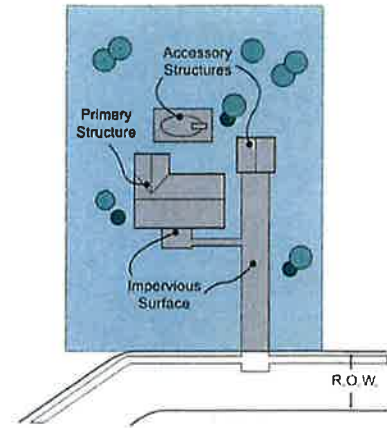
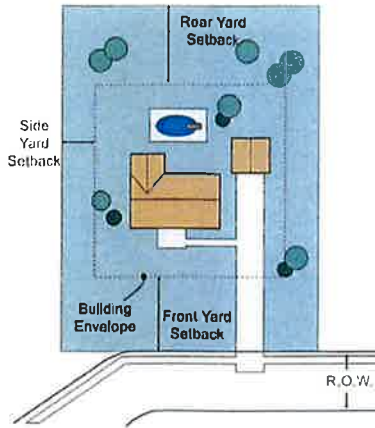
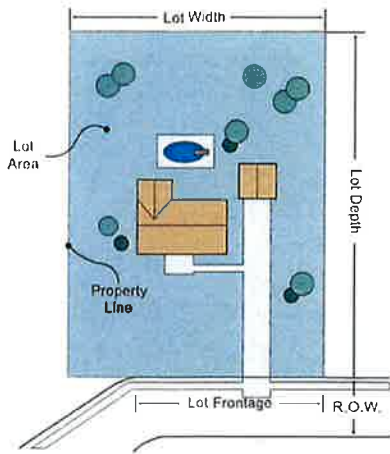
# Farming (FM) District

## 3.34 FM District Intent, Permitted Uses, and Special Exceptions

| District Intent  | Permitted Uses  | Special Exception Uses  |
|--|---|---|
| <p><b>The FM (Farming District) is intended to be used as follows:</b></p> <p>To protect and promote agricultural uses within the Town limits.</p> | <p><b>The permitted uses include:</b></p> <ul style="list-style-type: none"> <li>Horticulture</li> <li>Viticulture</li> <li>Apiculture</li> <li>Pasturage</li> <li>Forestry</li> <li>Dairying</li> <li>Animal and poultry husbandry</li> <li>Other similar farming activities</li> </ul> <p>Roadside Farm Stand:<br/>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.</p> <p>The FM district also permits single family residential uses as part of a farming homestead.</p> <p>Accessory structures used in farming operations, such as barns, are also permitted.</p> | <p><b>The special exception uses include:</b></p> <ul style="list-style-type: none"> <li>Golf courses</li> <li>Private Outdoor Camps</li> <li>Roadside stands selling products raised on site</li> </ul> <p>CFO and CAFO, subject to all ordinances and regulations as set forth by Delaware County regarding same.</p> |

# 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:**

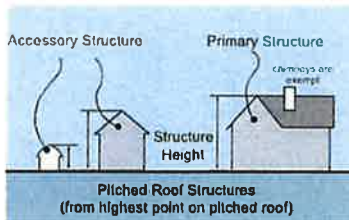
- There shall be 2 side yards, each not less than 25 feet in width measured at right angles to the side lot lines

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