



TOWN OF ASHFORD:

Residential Zone Requirements



Article 4B: Residential / Agricultural Zone (RA)

❖ **Article 4 B Section 2: Permitted Uses** The following uses are permitted in the Residential-Agricultural Zone in accordance with the requirements found in article 5:

Single Family Dwelling	
Two Family Dwelling	
Agriculture: Exclusive of Farmer’s Markets and Farm Stores	
Farm Stands: 200 sq. ft. or less in compliance with Article 4B, Section 10	
Community Residence	
Accessory Structures and uses customarily incidental to and associated with the above permitted uses:	<ul style="list-style-type: none"> • In Law Apartments • Boarding, Rooming, or Lodging Quarters • Amateur Radio Towers & Antennas (19’ max.) • Outdoor Wood Burning Furnace in compliance with Article 4B, Section 9. • Agricultural Waste Storage associated with a farm operation.

❖ **Article 4B Section 3: Special Permit Uses** A special permit may be issued by the Planning & Zoning Commission for the following uses in pursuant to Article 5C of these regulations:

Educational:	Including boarding of students, places of worship or philanthropic buildings and structures
Group and Child Daycare Centers	
Farmer’s Markets	
Farm Stores	
Farm Stands:	Over 200 sq. ft., in accordance with Article 4B, Section 10
Single Family Homes:	On interior lots in accordance with Article 4B, Section 6
Earth Removal & Filling:	In accordance with Article 6
Cemeteries	
Interior Lots	
Places of Worship, Education & Philanthropy	
Golf Clubs or Sporting Clubs	
Bed & Breakfast Establishments:	As defined herein
Boarding, Rooming, or Lodging Quarters:	Limited to no more than two persons
Wireless telecommunication sites	
Avocational & Commercial Dog Kennels and Veterinary Hospitals	
Eateries on a Farm	
Farm Wineries, Distilleries, and Breweries	
Short Term Rentals	** See Article 4B, Section 4**
Accessory structures and uses, customarily incidental to and associated with the above special permit use:	<ul style="list-style-type: none"> • Rural businesses, in accordance with Article 4B, Section 9 of these regulations. • Agricultural waste storage not associated with a farm operation. • Short term rentals in accordance with Article 4B, Section 4.

❖ **Article 4B Section 5: General Standards**

Dimensional Requirements:

Land Use	Minimum Lot Size (sq. ft.)	Minimum Buildable Area (sq. ft.)
Singe Family Dwelling with or without In-Law Apartments	90,000	25,000
Two Family Dwelling	90,000	25,000
Group Day Care Homes and Community Residences	90,000	25,000
Home Occupations included in Residential Dwelling or with Accessory Structures	90,000	25,000
Agriculture	None	None
Farm Stand	None	None
Farm Store	None	None
Famers Market	None	None
Cemeteries	As determined in Special Permit	None
Boarding, Rooming, Lodging, and Bed and Breakfast	90,000 or larger as determined in Special Permit	25,000 or larger as determined in Special Permit
Places of Worship, Education, and Philanthropy	90,000 or larger as determined in Special Permit	25,000 or larger as determined in Special Permit
Rural Business 2,500 sq. ft. or less	90,000	25,000
Rural Business – 2,501 to 5,000 sq. ft.	90,000 or larger as determined in Special Permit	25,000 or larger as determined in Special Permit
Golf Clubs or Sporting Clubs	As determined in Special Permit	As determined in Special Permit
Amateur Radio Tower	No addition lot size as long as setbacks are met	N/A
Wireless Telecommunication Towers	*See Article 6*	N/A
Outdoor Wood Burning Fireplace	See State Regulations	N/A

Frontage and Setback Requirements:

Accessory Structures to the Primary Building	Frontage	Front Setback	Side Setback	Rear Setback
(Sheds, Detached garages, etc.)	N/A	50'	15'	15'
No porch or deck shall be allowed to project into the required setbacks				

Land Use	Frontage	Front Setback	Side Setback	Rear Setback
Single Family Dwelling	200' Continuous	50'	30'	30'
Two Family Dwelling	200' Continuous	50'	30'	30'
Group Daycare Homes and Community Residences	200' Continuous	50'	30'	30'
Agriculture Structure (permanent)	200' Continuous	25'	25'	25'
Agriculture Structure (non-permanent)	N/A	25'	25'	25'
Agriculture, Waste Storage	N/A	100'	100'	100'
Farm Stand	N/A	None	10'	None
Farm Store	200' Continuous	50'	30'	30'
Farmer's Market	200' Continuous	None	None	None
Home Occupations included in Residential Dwelling with or without Accessory Structures	200' Continuous	50'	30'	30'
Bed and Breakfast or Boarding and Lodging	200' Continuous	50'	30'	30'
Places of Worship, Education, and Philanthropy	200' Continuous	50'	50'	30'
Rural Business	200' Continuous	50'	30'	30'
Cemeteries (Setbacks as determined in Special Permit)	N/A	N/A	N/A	N/A
Golf Clubs or Sporting Clubs	200' Continuous	50'	100'	100'
	<ul style="list-style-type: none"> No Structure used for recreation purposes shall be within 100' of any adjoining property line or within 100' of any street line. No land used for fairways or bridle paths shall be within 100' of any adjoining property line except by consent or contract. No range for shooting firearms shall be within 100' of any adjoining property line. 			
Avocational and Commercial Dog Kennels and Veterinary Hospitals	200' Continuous	100'	100'	100'
	No less than 150' from the seasonal high-water level of any wetland or watercourse.			
Outdoor Burning Wood Furnace	See State Requirements			
Wireless Telecommunication	See Article 6			
Amateur Radio Tower & Antennas	All portions of the radio antennas shall be set back from adjoining property lines a minimum of distance equal to the height of the antennas.			
Special Needs Access	N/A	50'	15'	15'
The ZEO may permit the construction of a required special needs access to protrude into a required setback provided it is the only location for such access.				

Livable Floor Area Requirements:

Structure Type	Livable Floor Area
Single Family Dwelling	Minimum 900 sq. ft.
Two Family Dwelling	Minimum 900 sq. ft. for each unit
Agriculture	N/A

Height of Buildings and Structures: Except as may be expressly authorized elsewhere in the Regulations, the maximum height of any building or structure in the RA Zone shall be thirty-five (35) feet.