

AGRICULTURE AND RESIDENTIAL – AR

Rural and Open Space District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

The AR district is primarily intended to preserve agricultural, forested, and other open lands until ripe for non-agricultural development, including residential, commercial, and industrial development, and to allow for very low density residential development. The AR district is intended for areas planned for future non-agricultural development in the Comprehensive Plan, but not yet ripe for such denser development due to a number of factors, including but not limited to the lack of public utilities or services in the area, inadequate roads, and a sufficiently supply of lands zoned for development elsewhere. (Predecessor districts: AG, RR-10)

Permitted Uses:

Primary Uses:

- Single-Family Detached Residence
- Agricultural Use
- Community Garden
- On-site Agricultural Retail
- Passive Outdoor Recreation
- Public Service or Utility
- Community Living Arrangement (1-8)
- Communications Tower

Accessory Uses:

- Detached Accessory Structure (non-residential)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 children)
- Home Occupation
- In-home suite
- Animal Fancier
- Keeping of Farm Animals on Residential Lots
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Outdoor Solid Fuel Furnace
- Vehicle Course or Track
- Private Lake (Pond)

Conditional Uses:

Primary Uses:

- Agricultural-Related Uses
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Outdoor Institutional
- Community Living Arrangement (9-15 Residents)
- Outdoor Commercial Entertainment
- Commercial Animal Establishment
- Bed and Breakfast
- Campground
- Boarding House
- Tourist Rooming House
- Junkyard or Salvage Yard
- Solid Waste Disposal, Composting and/or Recycling Facility
- Airport or Heliport
- Livestock or Farm Commodity Trucking
- Light Industrial
- Non-Metallic Mineral Extraction

Accessory Uses:

- Intermediate Day Care Home (9-15 Children)
- Residential Business
- Accessory Dwelling Unit
- Indoor Sales Incidental to Storage or Light Industrial Land Use
- Outdoor Alcohol Area
- Large Exterior Communications Device

Temporary Uses:

- Garage, Yard, Estate and In-Home Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Agricultural Structure
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
20 acres (f) (g)	300 (f)	60	N/A	1,600(h)	N/A

- (a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each "Manufactured Home Community" shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height		
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet
50	30	20	40	15	15	6	10	10	35	2.5	35

- (a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).
 (c) Minimum front and street side yard accessory setbacks are equal to the minimum front and street side yard setback for the principal building, including the modification in note (a) where a lot has a second street side yard. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.
 (d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles where allowed in rear yards per Section 94.12.07(2)(d). This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.
 (e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.
 (f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.
 (g) A minimum 100-foot wide buffer must be provided around the perimeter of each "Manufactured Home Community."
 (h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 48 ft ² Max	Type: Monument or Arm/Post Max Area: 32 ft ² Max Height: 8 ft	ONE On Building and Freestanding sign per lot.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.

