

As-of-right Siting on a 3 acre lot, of this total, no more than 3500 sq ft of new construction may be utilized for a principal residential structure. Subordinate Dwellings (aka Guesthouses) are only permitted on lots 4.5 acres and above (article 1b) Accessory (In-Law) apartments >300 sq ft but < 800 sq ft are excluded from any portion of the Gross Floor Area in an effort to facilitate affordable and multigenerational housing (as defined)

The remaining portion of the 4500 sq ft may be used for additional habitable OR non habitable accessory structures on a lot principally used for residential purposes as defined in section 14.2 and other structures used for recreation by the residents of the principal dwelling including but not limited to:

- Detached Bedrooms (as defined)
- Attached Garages ( w/ or without apartment?-different from or same as accessory in law apartment?)
- Lofts (better definition needed)
- Finished Attic (add definition)
- Additions to pre-existing structures ("grandfathered") (ie; extended living space as in kitchen, LR,DR, sunroom, etc.)??
- Pool Houses (add >/< definition as with other structures clearly defined?)
- Gazebos (add definition)
- Tennis Courts
- Indoor Sports Facilities(ie; personal gym, racquet ball/squash courts, spas/saunas, etc.)(add definition)
- Non Agricultural Barns and Studios (ie; yoga, dance, party, pottery, artist studio, non professional hobbies, etc) (add definition) ??
- Seasonal Camps (as defined)

Excluded from this total are:

- Non habitable Attics (add definition)
- Non habitable Basements (add definition)
- porches and decks outside of building envelope (add definition)
- Detached Garages (w/ or without accessory "in-law" apartment)
- garden/storage sheds (>/< definition as with other structures clearly defined)
- greenhouses
- Craft workshop/ Home Occupation Business ( for instance; Boat Building, Auto Mechanic, WoodShop, Catering, etc. (as defined)??("Offering opportunities for small businesses in appropriate locations throughout the town, without changing the attractive rural, agricultural and residential character of the Town" section 1.1)
- Professional Office (for instance Writer, Architect, Lawyer, Bookkeeper/Accountant, etc. (as defined)??
- Art Gallery (as defined)
- Horse Barns and Stables
- Agricultural Barns and Associated Buildings (as defined)

\*Please also note Section 3.3 Accessory Uses

In addition to the principal uses permitted in a district, accessory uses which are subordinate and customarily incidental to such permitted uses shall be allowed on the same terms as the principal use (ie by right, with site plan review, and/or by special permit), except that Site Plan Review shall be required for residential accessory structures that exceed 2,500 square feet, including barns or stables (unless exempted as agricultural structures), riding arenas, or other recreational facilities.