

ARTICLE VIII. AGRICULTURAL DISTRICTS

SECTION 30-31 A-1 LIGHT AGRICULTURAL DISTRICT

(A) Permitted Uses

- (1) Raising of field crops
- (2) Horticultural
- (3) Animal husbandry
- (4) Orchards and tree farm
- (5) Riding stable
- (6) Greenhouse and nursery
- (7) Selling of orchard or garden produce at a roadside stand
- (8) Public park and playground
- (9) One family detached dwelling
- (10) Home occupation

(11) Conditional Uses

- Feed lot
- Kennel
- More than one dwelling unit on the same property for another family member or relative or persons regularly employed on the premises.
- Poultry farm
- Private shooting range
- Raising hogs and mink

(12) Accessory Uses

- (a) Buildings for the purpose of sheltering livestock, farm equipment and farm products.
- (b) Accessory structures associated with the residential use of the property as regulated by Section 30-17(B)(4) of this Ordinance.

(B) Standards

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development Districts, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

- (1) Lot Area: Ten (10) acres minimum.
- (2) Lot Width: One hundred fifty (150) feet minimum.
- (3) Front Yard Setback: Thirty (30) feet minimum.
- (4) Side Yard Setback: Twenty (20) feet minimum.
- (5) Rear Yard Setback: Forty (40) feet minimum.
- (6) Side Yard Setback at Corner: Thirty (30) feet minimum.
- (7) Maximum Ground Coverage (Including Accessory Building): Ten (10) percent.
- (8) Building Height: One hundred (100) feet maximum.

SECTION 30-32 A-2 GENERAL AGRICULTURAL DISTRICT

(A) Principal Uses

- (1) Agricultural
- (2) Beekeeping
- (3) Dairying
- (4) Fish farm
- (5) Floriculture
- (6) Forestry
- (7) Fur farm
- (8) Grazing
- (9) Greenhouse
- (10) Hay
- (11) Livestock raising
- (12) Orchard
- (13) Paddock
- (14) Pasturage
- (15) Plant nursery
- (16) Poultry raising
- (17) Stable
- (18) Sod farming
- (19) Truck farming
- (20) Viticulture
- (21) Wild crop harvesting
- (22) Raising of:
 - (a) Cash crops
 - (b) Mint
 - (c) Grass
 - (d) Seed crops
 - (e) Silage
 - (f) Nuts and berries
 - (g) Vegetables
- (23) Barn, silo, etc.
- (24) Selling of orchard or garden produce at a roadside stand
- (25) Home occupation
- (26) Dwellings existing before the effective date of adoption of the Ordinance creating this District, which dwellings are located on preexisting parcels not associated with agricultural uses.
- (27) Pre-existing dwellings located on new parcels of one (1) acre or more in size that may be created after consolidation of neighboring farms, and which parcels are no longer associated with agricultural uses.

- (28) Conditional Uses
 - (a) Airport, airstrip and landing field when agriculturally related.
Compliance: All FAA regulations.

 - (b) Cemetery and crematory; hospital; college/university with residence halls; sanitarium; religious institution, charitable institution, prison.

- (c) Condensery, creamery, commercial butchering of animals, commercial boarding of stable animals, migratory laborer housing.
- (d) Sludge disposal. (Disposal must be in accordance with NR 113 of the Wisconsin Administrative Code.)
- (e) Storage and maintenance of construction equipment vehicles and seasonal storage of recreational vehicles, boats, and other related items is permitted in existing structures incidental to the farm operation as a conditional use if the storage area for all such equipment and vehicles is at least six hundred (600) feet from residential and public and semi-public districts.
- (f) Mobile home(s) which shall be occupied as an accessory use to the farm operation, providing the occupant earns a majority of his/her livelihood from farm operations on the parcel, providing:
 - (i) The farm operator agrees in writing that discontinuance of the mobile home occupancy as the specified accessory use, will necessitate removal of the mobile home.
- (g) Large scale operations, such as duck, turkey, mink farms, which involve potential nuisance conditions requiring special waste disposal and treatment facilities, (i.e. lagoons and/or overhead irrigation disposal systems).

(29) Accessory Structures - Agricultural

- (a) Farm dwellings and associated structures (one and two family) for resident owners and parents or children of the farm operation who earn any part of their livelihood from farm operations on the parcel.
- (b) Buildings for the purpose of sheltering livestock, farm equipment, and farm products.
- (c) Fences. Security fences are permitted on the property line, but shall not exceed ten (10) feet in height and shall be of an open type similar to woven wire or chain link fencing.
- (d) Signs. Farm names and identification signs that do not exceed thirty-two (32) square feet in area and are located a minimum of twenty-two (22) feet from the right-of-way and do not exceed ten (10) feet in height.

(30) Accessory Structures - Pre-Existing Residential on Separate Parcels

- (a) Accessory structures associated with the residential use of the property as regulated by Section 30-17(B)(4) of this Ordinance.

(B) Standards

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development Districts, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

(1) Agricultural Uses

- (a) Frontage: Three hundred (300) feet minimum.
- (b) Area: Thirty-five (35) acres minimum.
- (c) Structure Height: None
- (d) Structure Setback Requirements:
 - (i) Front Yard Setback: Seventy-five (75) feet minimum.
 - (ii) Rear Yard Setback: Fifty (50) feet minimum.
 - (iii) Side Yard Setback: Fifteen (15) feet minimum.
 - (iv) Shore Yard Setback: Seventy-five (75) feet minimum.

(2) Residential Uses on Separate Parcels Not Accessory to Agricultural Uses

- (a) Frontage: One hundred (100) feet minimum.
- (b) Area: One (1) acre minimum.
- (c) Structure Height: Thirty-five (35) feet or two and one-half (2 1/2) stories maximum.
- (d) Structure Setback Requirements:
 - (i) Front Yard Setback: Fifty (50) feet minimum.
 - (ii) Rear Yard Setback: Twenty-five (25) feet minimum.
 - (iii) Side Yard Setback: Fifteen (15) feet minimum.