

A-1 Agricultural District

General zoning district for towns not participating in the Agricultural Preservation Program
CH. 10-Zoning, Section 10.12

Permitted Uses 10.12(2)

- Agricultural uses (on parcels of minimum 5 acres and 250 feet lot width)
- Sale of unprocessed agricultural products produced on the farm
- Agricultural entertainment activities up to 45 days per year
- Single family residences – one per parcel
- Home occupations
- Day care for not more than 8 children
- Seasonal storage of recreational equipment and motor vehicles
- Utility services

Conditional Uses 10.12(3)

- Agricultural entertainment activities more than 45 days/yr.
- Sale of agricultural and dairy products not produced on the premises
- Horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events
- Training of horses at a horse boarding facility
- Retail sales of bridles, saddles, grooming supplies at a horse boarding or riding stable facility
- Kennels
- Training of dogs at a dog kennel
- Retail sales of pet food, pet supplies at a kennel
- Veterinary clinics and hospitals
- Native wildlife rehabilitation facilities
- Airports, landing strips
- Limited family businesses
- Dependency living arrangements
- Schools
- Private club houses
- Fraternities and associations
- Religious uses
- Mineral extraction operations
- Asphalt plants
- Ready mix concrete plants
- Salvage recycling centers
- Solid waste disposal operations
- Dumping grounds & sanitary landfills
- Incinerator sites
- Demolition material disposal sites
- Communication towers
- Governmental uses
- Cemeteries

Setbacks and Height Requirements for Structures 10.12; 10.16; 10.17

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height:

Residences: 2½ stories or 35 feet maximum

Residential accessory buildings: 16 feet maximum

Agricultural buildings: No height requirements

Side yard for residences: 25 feet total, with no single side less than 10 feet minimum

Rear yard for residences: 50 feet minimum

For uncovered decks/porches: 38 feet minimum

Setbacks for accessory buildings not housing livestock: Minimum 10-foot side and rear yards

Setbacks for agricultural buildings with livestock:

On parcels 35 acres or less: Minimum 50-foot side & rear yards

On parcels more than 35 acres: Minimum 10-foot side & rear yards

Note: 100-foot side and rear yard requirement when adjacent to R- district parcels

Reduced Side Yard Setbacks for principal buildings on Substandard Lots 10.16(5)

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum on smaller side

Lots less than 50 feet wide: 5 feet minimum on each side

Note: See ordinance for corner lot exceptions.

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Minimum Lot Width & Area 10.12(5)

Agricultural Uses: 5 acres and 250 feet width at location of agricultural accessory building

Residential Uses:

Public Sewer: 100 feet at building line and 15,000 sq.ft.

Septic System: 100 feet at building line and 20,000 sq.ft.

Maximum Lot Coverage all buildings and structures

On parcels between 2 and 35 acres: 10%

Parcels less than 2 acres: 30% maximum or 35% for corner lots

Accessory Building Requirements 10.04(1); 10.12(4); 10.16(6); 12.06(1)

- On parcels less than 5 acres, only residential accessory buildings are permitted.
- One agricultural accessory building may be constructed on property without a principal residence.
- Sanitary fixtures are prohibited in accessory buildings, except as permitted through a conditional use permit for specific agricultural accessory buildings.
- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for residential accessory buildings on lots. The buildings must be located in the rear yard and must be at least 10 feet away from the principal building.
 - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
 - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width
- Zoning Permit fees are exempt for farm buildings on farms of 35 acres or larger.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

Livestock 10.12(2), (5)

- Livestock is not permitted on parcels less than 5 acres.
- Parcels are required to be a minimum a lot width of 250 feet at the location of the building housing livestock.
- Livestock is unlimited on parcels greater than 5 acres.