

## A-2 Agricultural District

Zoning district for agricultural and other rural uses – CH. 10-Zoning, Section 10.126

### **Permitted Uses 10.126(2)**

- Agricultural uses
- Accessory buildings
- Single family home – one per parcel
- Home occupations
- Utility services

### **Conditional Uses 10.126(3)**

- Unlimited livestock on 3 to 16 acres
- Sale of agricultural and dairy products not produced on the premises
- Kennels
- Training of dogs at a dog kennel
- Retail sales of pet food, pet supplies and related items at a kennel
- Horse boarding and riding stables
- Horse shows / events
- Training of horses at a horse boarding facility
- Hay and sleigh rides
- Retail sales of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable
- Native wildlife rehabilitation facilities
- Seasonal storage of recreational equipment and motor vehicles (not owner's or occupant's)
- Dependency living arrangements
- Limited family businesses
- Airports & landing strips
- Communications towers
- Religious uses
- Schools
- Governmental uses
- Cemeteries
- Parking or storage of not more than two trucks, semi-tractors, or semi-trailers with gross vehicle weight over 12,000 pounds
- Mineral extraction operations
- Asphalt plants
- Ready mix concrete plants
- Dumping Grounds
- Sanitary landfill sites
- Demolition material disposal sites
- Incinerator sites
- Salvage recycling centers
- Solid waste recycling centers
- Storage of explosive materials
- Sanitary plumbing fixtures in agricultural accessory buildings on parcels over 5 acres

### **Setbacks and Height requirements for Structures 10.126**

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

Accessory buildings: 35 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: Minimum 50-foot side & rear yards

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

### **Minimum Lot Area and Width 10.126(5)**

A-2 (1): 1 acre

A-2 (2): 2 acres

A-2 (4): 4 acres

A-2 (8): 8 acres

A-2: 16 acres

Residential lots:

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

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

Salvage recycling centers: 3 acres minimum

### **Maximum Lot Coverage all buildings and structures**

Parcels less than 2 acres: 30% maximum or 35% for corner lots On parcels 2 acres and larger: 10%

## **A-2 Agricultural District**

Zoning district for agricultural and other rural uses – CH. 10-Zoning, Section 10.126

### **Accessory Buildings 10.04(1); 10.126(4); 10.16(6); 12.06(1)**

- An 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

**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 10.126(5); 10.01(3)**

- Livestock is not permitted on parcels less than 2 acres.
- Parcels 2 to 16 acres: Livestock is limited to 1 animal unit per full acre.
- Parcels more than 16 acres: No limit on livestock.