

A-Ba Transitional Agriculture Business District

Zoning district for commercial agricultural related uses

CH. 10-Zoning, Section 10.122

NOTE: The A-Ba district is *not* a state-certified farmland preservation zoning district. The A-Ba district accommodates Ag business uses in areas planned for urban or rural development. Uses in the A-Ba district are same as the A-B district. A-Ba zoned land is ineligible for farmland preservation tax credits.

Permitted uses 10.122(2) – See 10.121(2)

- Agricultural uses including: crop or forage production, keeping livestock, beekeeping, nursery, sod, or tree production, floriculture, aquaculture, fur farming, forest management, or enrollment in federal or state commodity or conservation payment program
- Agricultural accessory uses including: buildings, structures, improvements, activities or business operations of an integral part of, or incidental to, an agricultural use
- Agriculture-related primary use including: providing agricultural supplies, agricultural equipment, agricultural inputs or agricultural services to farms. Storing, processing, or handling raw agricultural commodities from farms. Processing agricultural by-products or wastes received from farms.
- Undeveloped natural resources and open space areas
- Transportation, utility, communication or other uses required by law

Conditional uses 10.122(3) – See 10.121(3)

- Farm residences
- Limited family businesses within existing residence
- Limited rural businesses
- Bed and breakfast in an existing farm residence
- Agricultural related plant or livestock genetic laboratories
- Agricultural related experimental laboratories
- Agricultural related landscape supply or business associated with a plant or tree nursery
- Dead stock hauling service
- Sales or storage of agricultural byproducts
- Stock yards
- Livestock auction facilities
- Bio-diesel and ethanol manufacturing
- Manure processing facilities
- Biopower facilities for distribution, retail, or wholesale sales
- Governmental, institutional, religious, or nonprofit community uses
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Non-metallic mineral extraction

Setbacks and Height requirements for structures 10.122(4),(6),(7),(8) – See 10.121(5),(8),(9),(10)

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

Side yard: 10 feet minimum

Rear yard: 10 feet minimum

Maximum Height:

Office buildings & residential buildings:

Two and one-half stories or 35 feet maximum

All other buildings and structures: No maximum height.
(Silos, bins, feed/seed storage facilities)

Minimum Lot Width & Area 10.122(4) – See 10.0121(6)

100 feet at building line and 20,000 square feet

Maximum Lot Coverage all building and structures 10.122(5) – See 10.0121(7)

60% maximum

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Limited Businesses 10.01(30); 10.01(23)

A limited family business is a small family run commercial operation, accessory to a permitted principle use, that takes place entirely within an accessory building. All employees, except one or one full-time equivalent, must be a member of the family residing on the premises. Limited Family Businesses must comply with all requirements of s. 10.192.

A limited rural business may include any use permitted in the A-B, B-1, C-1 or C-2 zoning districts if it is located exclusively in building(s) in existence prior to April 30, 2005, maintains, restores or enhances the existing exterior character of the building(s), employs no more than 4 non-family employees, and does not impair or limit the current or future agricultural use of the farm or of other protected farmland.. For this purpose "family" means any number of individuals related by blood or marriage, or not to exceed five (5) persons not so related, living together on the premises as a single housekeeping unit, including any domestic servants.