

7.13 AGD GENERAL AGRICULTURAL DISTRICT

Purpose. The intent of this district is to maintain open land areas predominantly devoted to farming and agricultural related uses. It is anticipated that while certain areas within this district will eventually be used for non-agricultural uses, the intensity of development will remain significantly limited due to a lack of urban facilities and services. It is intended that any residential development be limited to individual home sites on lots of record or *created by certified survey map.12-13-04*

(1) **Permitted Principal Uses and Structures**

- (a) Agricultural uses including beekeeping, dairying, floriculture, poultry and livestock raising, stables, orchards, raising of grain and seed crops, raising of grass and mint, raising of nuts and berries, raising of fruits and vegetables, viticulture, and forest and game management.
- (b) Parks, preserves.
- (c) Single family dwellings as a principal use and structure on individual lots created by certified survey map and not a recorded subdivision plat. Residential subdivision plats are not permitted in this district. 12-13-04

(2) **Permitted Accessory Uses and Structures**

- (a) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
- (b) One roadside stand per farm used solely for the sale of products produced on the premises.
- (c) Public Utility Installations not requiring a "certificate of public convenience and necessity" issued by the Wisconsin PSC.

(3) **Special Exception Uses and Structures**

Setbacks to be determined by the Planning Commission in the special use permit process, but not less than setbacks established in zone.

- (a) Fur farms.
- (b) Riding stables.
- (c) Governmental uses including landfills, highway storage facilities and public buildings.
- (d) Two family dwellings provided that the dimensional requirements of Section 7.15 are met.
- (e) Cemeteries.
- (f) Veterinary offices.
- (g) Resource extraction uses including quarrying and sand and gravel pits subject to the requirements to Section 7.10.
- (h) Outdoor commercial recreational uses including recreational camps, golf courses, campgrounds, golf, archery and rifle ranges, sledding and skiing facilities and uses of a similar nature.
- (i) Commercial exhibits of historical or natural significance.
- (j) Airports, public or private.
- (k) Dog kennels.
- (l) Bed and Breakfast Establishments.
- (m) Public and semi-public non-profit institutional uses including churches, schools, libraries, museums and the like.
- (n) Profit or non-profit clubs and organizations, YMCA's, Youth Organizations, Boys Brigade and the like.
- (o) Mini storage.
- (p) Garden center, plant nursery or landscape contractor.
- (q) Daycare.

- (r) Contractors storage yard provided all equipment and materials are effectively screened from view from any residential lot or public roadway.
- (s) Communication towers - See 7.09.
- (t) The following uses provided the owner or proprietor resides on the premises: Automobile, farm equipment and small engine repair shops; offices and/or shops in connection with skilled tradesman including plumbers, electricians, carpenters, welders and the like; and production and/or sales of crafts produced on the premises provided mechanical or chemical processes are incidental or non-existent.
- (u) Home occupations.
- (v) Public utility installations requiring a "certificate of public convenience and necessity" issued by Wisconsin PSC.

(4) **Dimensional Requirements**

(a) **Principal Agricultural Uses.**

- (1) Lot area Minimum 5 acres
- (2) Lot width Minimum 200 feet
- (3) Front yard Town Road - Minimum 37 feet
County or State Road - 55 feet
- (4) Rear yard Minimum 50 feet
- (5) Side yards Minimum 50 feet

(b) **Single-Family Detached Dwellings.**

- (1) Lot area Minimum 40,000 sq. Ft.
- (2) Lot width Minimum 100 feet
- (3) Front yard Town Road - Minimum 37 feet
County or State Road - 55 feet
- (4) Rear yard Minimum 25 feet

- (5) Side yards Minimum 20 feet
- (6) Height Maximum 35 feet

(c) Other Permitted or Special Uses and Structures.

- (1) Lot area Minimum 40,000 sq. ft.
- (2) Lot width Minimum 100 feet
- (3) Front yard Town Road - Minimum 37 feet
County or State Road - 55 feet
- (4) Rear yard Minimum 50 feet
- (5) Height Maximum 35 feet

(d) Accessory Structures.

For buildings 150 square feet in area or smaller:

- (1) Front yard Town Road - Minimum 37 feet
County or State Road - 55 feet
- (2) Rear yard Minimum 6 feet
- (3) Side yards Minimum 6 feet
- (4) Height Maximum 15 feet
- (5) Lot Coverage See 7.05 (3)
- (6) No building shall be located within 12 feet of any other building.

For buildings 151 to 750 square feet in area:

- (1) Front yard Town Road - Minimum 37 feet
County or State Road - 55 feet
- (2) Rear yard Minimum 12 feet
- (3) Side yards Minimum 12 feet

- (4) Height Maximum 20 feet
- (5) Lot Coverage See 7.05 (3)
- (6) No building shall be located within 12 feet of any other building.

Accessory buildings larger than 750 square feet shall meet all requirements of other principal uses and structures.

(5) Permitted Accessory Signs.

- (a) One sign, not exceeding one hundred (100) square feet in area, identifying the premises or establishment.
- (b) One sign, not exceeding 25 square feet in area, advertising the sale of farm products on the premises.
- (c) Temporary signs for the sale or lease of the property.
- (d) For special exception uses and structures, one detached sign, in the building setback area (front yard), limited in aggregate area to three times the lineal feet of frontage; provided, however, that no detached sign shall exceed 250 square feet in area, no part of the supporting structure shall be closer than 10 feet to the right of way and at least 12 feet of clear space, exclusive of the supporting structure, shall be maintained underneath the sign for visibility purposes.

All signs for special uses and structures must be approved by the Zoning Staff and shall not exceed the requirements of Section 7.07 (Signs).

See Section 7.07 for additional signage requirements.

