

FOX RUN SETTLEMENT ZONING REGULATIONS

The Fox Run Subdivision lots are divided into two types of districts, A-2 Agricultural Land Districts and C-2 Upland Conservancy Districts. The following descriptions contain the usages and requirements to which the lots are subject.

A-2 AGRICULTURAL LAND DISTRICT

(a) Purpose

The primary purposes of the A-2 District are to maintain, preserve, and enhance agricultural land historically utilized for crop production but which are not included within the A-1 Prime Agricultural Land District.

(b) Lands Included

Lands included are those generally best suited for smaller farm uses, including truck farming, horse farming, hobby farming, orchards, and similar agricultural related farming activities.

(c) Principal Uses

All principal uses permitted in the A-1 Prime Agricultural Land District.

(d) Conditional Uses

See Sections .22 (4), .22 (9) (h), .22 (9) (i), 22(9) (j), .22 (10) (e).

(e) Area, Height, and Yard Requirements

Farm	Area	Minimum 5 acres
	Width	Minimum 200 feet
Building		
Farm Dwelling	Height	Maximum 35 feet
Other Structures	Height	Maximum 2 times their distance From nearest lot lines
Yard		
Farm Dwelling	Rear	Minimum 100 feet
	Side	Minimum 20 feet
	Street	Minimum 75 feet from center line of road.
Other Structures	Rear	Minimum 100 feet
	Side	Minimum 20 feet if not used for housing of animals; 100 feet if used for housing of animals.
	Street	Minimum 75 feet from center of road

(f) Existing Substandard Lots

Principal, conditional, and accessory farm structures may be erected on any legal lot or parcel of record in the County Register of Deeds Office before the effective date of the Ordinance provided however that variances to the building and yard requirements shall be granted only by the Board of Adjustments in accordance with Section .28 of this Ordinance.

- (g) Notwithstanding any area requirements to the contrary, farm dwellings existing at time of adoption of this Ordinance and related farm structures remaining after farm consolidation may be separated from the farm lot provided however that the parcel created conforms with all regulations set forth in this Ordinance, except that no such lot shall be less than 40,000 square feet in area.

C-2 UPLAND CONSERVANCY DISTRICT

(a) Purpose

The primary purpose of this District is to preserve, protect, enhance, and restore all significant woodlands, related scenic areas, submarginal farm lands, and abandoned mineral extraction lands with the Town of Plymouth. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the Town of Plymouth, while seeding to assure the preservation and protection of areas of significant topography, natural watersheds, ground and surface water, potential recreation sites, wildlife habitat, and other natural resource characteristics that contribute to the environmental quality of the Town of Plymouth.

(b) Principal Uses

The following uses are permitted in the C-2 Upland Conservancy District:

- (1) Farming and related agricultural uses when conducted in accordance with the Soil Conservation Service standards
- (2) Forest and game management
- (3) Forest preservation
- (4) Hunting and fishing clubs
- (5) Parks and recreation areas
- (6) Stables
- (7) Single-family detached dwellings

(c) Conditional Uses

See Section .22 (9)

(d) Area, Height, and Yard Requirements

Lot	Area	Minimum 3 acres
	Width	Minimum 300 feet
Building		
Dwelling	Height	Maximum 35 feet
Other Structures	Height	Maximum 2 times the distance from the nearest lot line
Yard		
Dwelling	Rear	Minimum 100 feet
	Side	Minimum 20 feet
	Street	Minimum 75 feet from center line of the road
Other Structures	Rear	Minimum 25 feet
	Side	Minimum 20 feet if the structure is not to be used for the housing of animals; 100 feet if the structure is to be used for the housing of animals
	Street	Minimum 75 feet from center line of the road

July 28, 2003

FOX RUN SETTLEMENT ZONING BY LOT

LOT NUMBER	ZONING	CURRENT OWNER
1	C-2	Perman
2	C-2	Mueller
3	C-2	Arnold
4	C-2	Stenklyft
5	C-2	Mueller
6	C-2	Stenklyft
7	C-2	Toppins
8	A-2	Truax
9	A-2	Mason
10	A-2	Godsey
11	A-2	Barrows Peterson
12	A-2	Peterson Barrows
13	A-2	Van Wattingen
14	A-2	Perman
15	A-2	Willinger
16	A-2	Willinger
17	A-2	Schmitt
18	A-2	Sokol
19	A-2	Zimmermann
20	A-2	Schnell
21	A-2	Drees
22	A-2	Shircel
23	A-2	Gilson
24	A-2	Krucky
25	A-2	Skrzypchak
26	A-2	Lorenz
27	A-2	Rutledge
28	A-2	Joslyn
29	A-2	Plonske/Rivers
30	A-2	Roecker
31	A-2	Krueger
32	A-2	Enstrom
33	A-2	Barrows McClary