Zoning Details

A-2 | Agricultural

Description

This district is intended to provide for agricultural and related uses in rural areas where non-farm residential development is not of significant proportions presently nor anticipated or to be encouraged. Residential development in this district is permitted at densities not to exceed 0.2 dwelling units per net acre.

PERMITTED USES BY RIGHT
(1) General farm practices such as dairying, forestry; grazing, livestock, apiary, and crops.
(2) One single or one two-family dwelling, whether or not such dwellings are associated with farm operations. The principal structure shall be the residential structure intended to service the parcel on which such residence is located.
(3) Undeveloped natural resource and open space areas.
(4) Land within a federal or state agricultural land conservation payment program.
(5) Livestock and farm animals per Title 7-1-13(3).
(6) Solar Energy Farm Facility

PERMITTED ACCESSORY USES ("ACCESSORY USES")
(1) A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use.
(2) An activity or business operation that is an integral part of or incidental to, an agricultural use.
(3) Any other use that the Department of Agriculture, Trade and Consumer Protection (DATCP), by rule, identifies as an agricultural use.
(4) A business, activity, or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm, that requires no buildings, structures, or improvements other than those described in paragraph (1) or (3), that employs no more than four (4) full-time employees annually, and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland.
(5) Accessory structures may be permitted in the agricultural district prior to the presence of the principal structure provided that the parcel on which the accessory structure will be located is ten (10) contiguous acres in size or larger, the accessory structure is intended for an agricultural use, the proposed accessory structure meets the setback requirements needed for a principal structure in that district, and the accessory structure is at least one hundred (100) feet from any existing residence on abutting parcels.
(6) Not more than one (1) roadside stand on anyone (1) farm not exceeding 200 square feet in area for the sale of farm products produced on the premises shall be permitted as an accessory use.

PERMITTED USES BY CONDITIONAL USE PERMIT ("CONDITIONAL GRANT")
(1) Private Utility Installations (Principal structures not less than 100' from residential district lot line)
(2) Animal Hospitals (Lot area 3+ Acres and Principal Structures not less than 100' from a residential district)
(3) Commercial Egg Production
(4) Pea vineries, creameries and condenseries
(5) Commercial Raising of Animals such as dogs, foxes, goats, mink, pigs, and rabbits (must meet W.S.A. § 91.01(1))
(6) Commercial Grain and Seed Operations
(7) Sod Farms
(8) Airstrips
(9) Storage, parking, and maintenance of vehicles and equipment (600' from residential districts along with screening approved by the Plan Commission)
(10) Colleges; universities; hospitals; sanitariums; religious, charitable, penal and correctional institutions; cemeteries and crematories provided all principal structures and uses are not less than fifty (50) feet from any lot line.
(11) Bed and Breakfast
(12) Non-farm residences
(13) Itinerant agricultural laborer's quarters not for rent
(14) Barn Meeting /Reception Events

Dimensional Standards

Building Standards



Accessory building height, maximum
Agricultural structures, such as barns, silos and windmills, shall not exceed in height twice their distance from the nearest lot line



Building height, maximum
35 feet

Lot Standards



Lot area, minimum
5 acres (1) If sewered, lot size can be 40,000 SF for one family dwelling lot & 80,000 SF for two family dwelling lot if created for farm owner family; (2) Unless reduced by lot averaging per Title 14 of Caledonia Codes; (3) s. 14-1-5(g)(3) — all lots not served by public sanitary sewer and located outside the approved sanitary sewer service area shall have an area of not less than five acres.



Lot width, minimum
150 feet