

17.37 AG-2 AGRICULTURAL-2 DISTRICT

The Agricultural-2 District is created to maintain and protect agricultural lands historically used for farming or forestry, but which are not included within the A-1 District. Because of location, soil characteristics, relatively low intensity of agricultural operation, topography and other reasons, these areas can accommodate some non-farm housing if these developments are carefully planned and located.

(1) PERMITTED USES.

- (a) Uses permitted in the A-1 District. See Sec. 17.28 (1).
- (b) **HOUSING.** Not more than 2 single family dwellings per 40 acres base density standard equivalent for residential development, except where the conservation site design concept is used. The minimum lot size shall be 17 acres. Existing lots in this district are allowed one (1) dwelling, provided that all lot standards can be met. Also permitted is residential occupancy of pre-existing dwellings which were originally used, and are no longer needed for farm related housing, and which were existing prior to May 21, 2002. The property, on which these dwellings are located, may be separated into one single parcel that shall not be less than 150 feet wide and not less than one acre in area. For the purpose of this chapter, a pre-existing dwelling shall mean any structure meant to house a single family, including mobile homes that are located on a foundation, basement or slab.
 - 1. Conservation Site Design. A conservation site design will allow four (4) dwellings per 40 acres or 1/4-1/4 section, density.
 - a. The lots created shall not be less than 1 acre nor larger than 2 acres in area.
 - b. These lots shall be adjacent to each other and proximate to existing public roads when practicable, or be located along the edges of large forested areas.
 - c. This design shall maintain the agricultural lands and other valued natural features as an integral part of the landscape.
 - d. A covenant shall be attached to the deed for such forty acres prohibiting any further sub-division of that forty acres, unless rezoned to a district that would allow development of a greater density.
- (c) Home occupations or professional offices consisting of activities such as the following, not limited because of enumeration:
 - 1. Beauty Shop.
 - 2. Music lessons.
 - 3. Hobby crafts.
 - 4. OFFICES. Such as veterinarians, doctors, insurance, provided that the occupational activity takes place entirely within the dwelling structure that has residential occupancy as its principal use, and that the occupational activity takes place within not more than 25% of the floor space of the dwelling structure.
- (d) Township halls and township shops on parcels not less than 5 acres in size.

(2) SPECIAL EXCEPTION USES.

- (a) Special exception uses listed under sec. 17.28(2).
- (b) Ski hills, race tracks and drag strips.
- (c) Private airports.
- (d) Private dumps and landfills.
- (e) Private junk or salvage yards.
- (f) Private kennels
- (g) Sawmills, long-term.
- (h) Sewage disposal lagoons, plants and facilities, private.
- (i) Shooting ranges.
- (j) Automobile repair.

- (k) Welding repair.
- (l) Machine repair.
- (m) Feed and fertilizer sales.
- (n) Woodworking shop.
- (o) Other retail or wholesale businesses involving sales of and/or services similar to the activities listed above, and where they are not otherwise provided for in this chapter.
- (p) Community Living Arrangements.
- (q) **STORAGE FACILITIES, ENCLOSED.**
 1. MINIMUM SIZE. Minimum parcel size for the operation of an Enclosed Storage Facility shall be no less than three (3) contiguous acres.
 2. SITE PLAN DRAWING. Site plan drawing of proposed enclosed storage facilities must be submitted to the Barron County Zoning Office with the Special Exception Application. Site plan shall be drawn to scale and include abutting roadways, driveway(s), location and uses of existing structures, proposed sign(s), internal roadways, fencing, and the areas to be designated for outdoor storage. Floor plans or building plans must be presented for each proposed enclosed storage building.
 3. LAYOUT – NEW BUILDINGS.
 - a. Structure(s) must be located a minimum of fifteen (15) feet from the property lines. Buildings with access door(s) facing a property line shall be located a minimum of thirty (30) feet from the property line.
 - b. All structure(s) shall meet required roadway and road right-of-way setbacks as established in Section 17.13, and meet the shoreland setback requirements when applicable
 - c. Development of parcel shall comply with Wisconsin Department of Natural Resources Stormwater regulations and permitting per Section NR 151 and NR 216 of WIS. Admin. Code.
 4. ACCESS AND INTERNAL DRIVEWAYS.
 - a. Ingress/Egress for the parcel shall be limited to one access and must be designed in a manner which will have the least impact on existing traffic.
 - b. Approval from the appropriate municipality (Town, County or State) of the driveway access location for Business use must be submitted with the Special Exception Application.
 - c. Driveways and internal roadways shall have a minimum width of thirty (30) feet.
 5. LIGHTING. Where property lines abut Residentially Zoned parcels, lighting shall be affixed to the building(s) and shrouded to illuminate an area not to exceed ten (10) feet from the building(s).
 6. STORAGE. All storage must occur within the approved and permitted building(s). No outdoor storage of materials is allowed on the parcel.
 7. RETAIL SALES. No onsite retail is permitted.
 8. SIGNS. Any signs must comply with Section 17.19.
 9. FENCING. Any fencing shall meet the requirements of Section 17.13(2)(c) of the Barron County Land Use Ordinance.
- (r) **STORAGE FACILITIES, OUTDOOR.**
 1. MINIMUM SIZE. Minimum parcel size for the operation of an outdoor storage facility shall be no less than three (3) contiguous acres.
 2. SITE PLAN DRAWING. Site plan drawing of proposed outdoor storage facilities must be submitted to the Barron County Zoning Office with the Special Exception Application. Site plan shall be drawn to scale and include, abutting roadways, driveway(s), location and uses of existing structures, proposed sign(s), internal roadways, fencing, and the areas to be designated for outdoor storage.
 3. ACCESS AND INTERNAL DRIVEWAYS.
 - a. Ingress/Egress for the parcel shall be limited to **one** access and must be designed in a manner which will have the least impact on existing traffic.
 - b. Approval from the appropriate municipality (Town, County or State) of the driveway access location for Business use must be submitted with the Special Exception Application.
 - c. Driveways and internal roadways shall have a minimum width of thirty (30) feet.

4. LAYOUT. Designated Outdoor Storage areas shall be fifteen (15) feet or greater from all property lines, meet required roadway and road right-of-way setbacks as established in Section 17.13, and meet the shoreland setback requirements when applicable.
5. RETAIL/SALES. No onsite retail is permitted.
6. SIGNS. Any signs must comply with Barron County Land Use Ordinance Sign Regulations in Section 17.19.
7. FENCING. All designated Outdoor Storage areas shall be enclosed by a fence, at a minimum height of six (6) feet.
8. Storage of motor vehicles shall comply with Section 17.08 JUNKYARD, in that there shall be no more than two (2) unlicensed, inoperable vehicles located on the property

(3) DIMENSIONAL RULES AND OTHER STANDARDS.

- (a) Standards and procedures found in par. (b) and sec. 17.28(3)(a), (c) and (d), shall apply to farm connected residential uses allowed in the district as permitted uses or special exceptions.
- (b) The following are locational standards:
 1. The site proposed for the use shall be non-tillable or unsuitable for agricultural productions.
 2. The soil characteristics of the site shall be suited to residential use.
 3. The public service demands (including police, fire, road construction and maintenance and school services) which the proposed use will cause in the location for which a permit is requested, shall not be unreasonable.
- (c) Lot sizes for special exception uses listed under Section 17.37(2) shall be established by the Board of Adjustment upon granting of a special exception. These lots shall not be used for residential development if under 17 acres in size, unless the lot was created prior to May 21, 2002.