

## DIVISION 3.0200 AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS

This Division sets forth detailed descriptions of the agricultural and residential zoning districts and their respective dimensional and bulk regulations, requirements, and design standards. The various “Open Space Subdivision” options indicated within some zoning districts are “open space ratio, “ or OSR, driven. While the overall maximum gross density stays essentially the same within each zoning district, as the minimum OSR increases the maximum permitted net density increases. Under the “Conventional Subdivision” and other options presented in some of the zoning districts, the site intensity and capacity calculations, as well as the natural resource protection standards and guidelines set forth in Divisions 3.0400 and 4.0100 of this Ordinance, shall be followed. The agricultural and residential zoning districts are generally organized into a residential density hierarchy.

### SECTION 3.0201 A-1 GENERAL AGRICULTURAL DISTRICT

- A. District Intent. The A-1 General Agricultural District is intended to:
1. Provide for, maintain, preserve, and enhance agricultural lands historically utilized for crop production but which are not included within the A-2 Exclusive Agriculture District and which are generally bet suited for smaller farm units, including truck farming, horse farming, hobby faming, orchards, and other similar Agricultural-related activity
  2. Promote open space protection and natural resource base protection through the “Open Space Subdivision” option provided in the district.
  3. Retain the rural character of those areas in which the A-1 District is used as set forth in the adopted Town of Saukville Comprehensive Plan and components thereof.
  4. Be used as a transitional district between the A-2 District and the A-3 District.
  5. Be served b on-site soil absorption sewage disposal systems and private wells.
- B. District Standards. The A-1 District is further intended to have the standards as set forth in Table 3.0201. Those developments served by on-site sewage disposal systems must meet all requirements set forth under Section 2.0103(B)(7) of this Ordinance.
- C. Permitted, Accessory, and Conditional Uses. See Sections 3.0503,

Table 3.0201

## A-1 GENERAL AGRICULTURAL DISTRICT DEVELOPMENT STANDARDS

Type of standards	Permitted use agricultural standard	Conditional use residential "open space subdivision" option 1
Landscape Surface Ratio and Floor Area		
Maximum Open Space Ratio	Not Applicable	0.78
Maximum Gross Floor Area Ratio (GFAR) or Maximum Gross Density (GD)	0.05 GFAR	0.18 GD
Maximum Net Floor Area Ration (NFAR) or Maximum Net Density	Not Applicable	0.93 ND
Lot Dimensional Requirements		
Minimum Lot Area (Acres)	20	40,000
Minimum Lot Width at Setback Line (Feet)	300	150
Minimum Front Yard (Feet)	50 (a)	60 (c)
Minimum Side Yard (Feet)	25 (a)	20 (c)
Minimum Side Yard on Corner Lot (Feet)	50 (a)	45 (c)
Minimum Rear Yard (Feet)	50 (a)	30 (c)
Minimum Shore Yard (Feet)	75	75
Minimum Total Living Area per Single-Family Dwelling Unit (D.U. (e)		
1-Story D.U. ≤ 3 Bedrooms	1,500 ft <sup>2</sup>	1,500 ft <sup>2</sup>
1-Story D.U. >3 Bedrooms	250 ft <sup>2</sup> (a)	250 ft <sup>2</sup> (a)
1-Story D.U. if Basement is < 600 ft <sup>2</sup>	250 ft <sup>2</sup> (b)	250 ft <sup>2</sup> (b)
Multi-Story D.U. ≤ 3 Bedrooms	1,500 ft <sup>2</sup> - total 900 ft <sup>2</sup> - 1 <sup>st</sup> floor	1,500 ft <sup>2</sup> - total 900 ft <sup>2</sup> - 1 <sup>st</sup> floor
Multi-Story D.U. > 3 Bedrooms	200 ft <sup>2</sup> (a)	200 ft <sup>2</sup> (a)
Multi-Story D.U. if Basement is < 600 ft <sup>2</sup>	200 ft <sup>2</sup> (b)	200 ft <sup>2</sup> (b)
Maximum Building Height		
Principal Structure (ft)	35	35
Accessory Structure (ft)	80	20

(a) Add to minimum required building floor area for each bedroom greater than three (3)

(b) Add to minimum required floor area and first floor area for each dwelling unit that has a basement less than 600ft<sup>2</sup>.

(c) See Division 5.0300 for the determination of minimum required bufferyards. See Section 530104 for increased setback requirements along arterial streets and highways.

(d) Dens, libraries, studies, lofts, or other rooms within a dwelling unit which can potentially be used as a bedroom shall be counted as a bedroom when containing a closet or located adjacent to a closet.