

## 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 3.0202 A-2 EXCLUSIVE AGRICULTURAL DISTRICT

- A. District Intent: The A-2 Exclusive Agricultural District is intended to:
1. Provide for, maintain, and preserve agricultural lands historically used for the production and raising of livestock.
  2. Prevent the premature conversion of agricultural land to scattered urban and suburban uses such as residential, commercial, and industrial uses.
  3. Be limited to those lands shown as “Prime Agricultural Land” on the adopted Town of Saukville Comprehensive Plan and components thereof and any Ozaukee County adopted farmland preservation plan.
  4. To retain the rural character of areas in which the A-2 District is used as set forth in the adopted Town of Saukville Comprehensive Plan and components thereof.
  5. Permit agricultural uses and uses consistent with agricultural uses meeting the conditions set forth under the provisions of Chapter 91 of the Wisconsin Statutes as amended.
  6. The A-2 District is also intended to allow parcels of under 35 acres as part of a farm consolidation under the provisions of Chapter 91 of the Wisconsin Statutes as amended.
  7. Be served by on-site soil absorption sewage disposal systems and private wells.
- B. District Standards: The A-2 District is further intended to have the standards set forth in Table 3.0202. 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 Section 3.0503, 3.0504, Division 3.0600, Section 3.0603, and Division 3.0700.

Table 3.0202

## A-2 EXCLUSIVE AGRICULTURAL DISTRICT DEVELOPMENT STANDARDS

Type of standard	Standard
Landscape Surface Ratio and Floor Area Ratio	
Maximum Landscape Surface Ratio (LSR)	Not Applicable
Maximum Gross Floor Area Ratio (GFAR)	0.05 (a) 0.10 (b)
Maximum Net Floor Area Ratio (NFAR)	Not Applicable
Lot Dimensional Requirements	
Minimum Lot Area (Acres)	35
Minimum Lot Width at Setback Line (Feet)	330
Minimum Front Yard (Feet)	45 (c)
Minimum Side Yard (Feet)	75 (c)
Minimum Side Yard on Corner Lot (Feet)	75 (c)
Minimum Rear Yard (Feet)	75 (c)
Minimum Shore Yard (Feet)	75
Minimum Total Living Area per Single-Family Dwelling Unit (D.U.)	
1-Story D.U. ≤ 3 Bedrooms	1,500 ft
1-Story D.U. > 3 Bedrooms	200 ft <sup>2</sup> (a)
1-Story D.U. if Basement is < 600 ft <sup>2</sup>	200 ft <sup>2</sup> (b)
Multi-Story D.U. ≤ 3 Bedrooms	1,900 ft – total 1,100 ft – 1 <sup>st</sup> floor
Multi-Story D.U. >3 Bedrooms	200 ft <sup>2</sup> (a)
Multi-Story D.U. if Basement is < 600 ft <sup>2</sup>	200 ft <sup>2</sup> (b)
Maximum Building Height	
Principal Structure (ft)	35
Accessory Structure (ft)	80

- (a) For single-family dwelling structures.
- (b) For other farm-related structures including housing for farm laborers.
- (c) See Division 5.0300 for the determination of minimum required bufferyards. See Section 5.0104 for increased setback requirements along arterial streets and highways.