

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 3.0203 A-3 AGRICULTURAL TRANSITION DISTRICT

- A. District Intent: The A-3 Agricultural Transition District is intended to:
1. Provide for, maintain, preserve, and enhance agricultural lands historically utilized for crop production and the raising of livestock but which are not prime agricultural lands.
 2. Avoid the premature conversion of agricultural land to scattered urban and/or suburban uses and the thereby protect the lands contained therein from premature urban and/or suburban development until the orderly transition of those lands into urban and/or suburban uses is required.
 3. Be used for the smaller farm units, including horse farming, hobby farming, orchards, and other similar agricultural-related activity.
 4. 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.
 5. The A-3 District is also intended to allow parcels of under 35 acres only as part of a farm consolidation under the provisions of chapter 91 or the Wisconsin Statutes as amended.
 6. Allow the continuation of agricultural and related uses as interim land uses in those areas that are committed to urban and/or suburban development in the adopted Town of Saukville Comprehensive Plan and components thereof but which are not yet ripe for such development.
 7. Be served by on-site soil absorption sewage disposal systems and private wells.
- B. District Standards: The A-3 District is further intended to have the standards as set forth in Table 3.0203. 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 3.0203

A-3 AGRICULTURAL TRANSITION 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 ² (a)
1-Story D.U. if Basement is < 600 ft ²	200 ft ² (b)
Multi-Story D.U. ≤ 3 Bedrooms	1,900 ft – total 1,100 ft – 1 st floor
Multi-Story D.U. >3 Bedrooms	200 ft ² (a)
Multi-Story D.U. if Basement is < 600 ft ²	200 ft ² (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.