

ARTICLE XI – E-A ESTATE AGRICULTURE DISTRICT

Purpose

The Estate Agriculture (E-A) District is intended to preserve rural character while allowing limited residential development in areas suitable for agricultural activity. These regulations protect agricultural land uses, maintain low-density rural development, and support compatible residential and agricultural activities.

A. Permitted Uses

- Agricultural uses including crop production, dairying, livestock raising, grazing, horticulture, floriculture, forestry, orchards, nurseries, greenhouses, poultry raising, and similar agricultural operations.
- Single-family or two-family dwellings.
- Farm ponds and water retention ponds used for agricultural purposes.
- Transportation infrastructure including public roads, street rights-of-way, and related improvements.
- Public utilities including transmission lines, substations, and communication utilities.
- Communication facilities including radio, television, and wireless communication towers less than seventy-five (75) feet in height.

B. Permitted Accessory Uses

- Roadside stands for sale of agricultural products produced on the premises, provided the structure does not exceed 300 square feet in area and 10 feet in height.
- Agricultural buildings necessary for farm operations including barns, equipment storage buildings, livestock facilities, and similar agricultural structures.
- Home occupations conducted within a dwelling in accordance with applicable zoning regulations.
- Private garages, carports, driveways, and accessory structures.

C. Conditional Uses

- Artificial lakes.
- Educational institutions including schools, colleges, and universities.
- Religious institutions including churches and related buildings.
- Hospitals, healthcare facilities, and similar institutional uses.
- Cemeteries associated with religious or institutional uses.
- Communication towers exceeding seventy-five (75) feet in height.

- Riding academies and equestrian facilities compatible with agricultural uses.
- Public parks, recreational areas, and golf courses.
- Railroad rights-of-way and passenger depots not including switching or freight yards.
- Earth excavation associated with governmental projects or incidental to agricultural operations.
- Childcare facilities including family daycare homes, group daycare homes, and childcare centers.
- Agritourism uses, including camping sites.
- Private airstrips, airports, and heliports, subject to FAA regulation and local approval.

D. Lot Requirements

Minimum Lot Area: Five (5) acres.

Minimum Frontage: One Hundred (100) feet of contiguous frontage on a public road.

E. Height Regulations

Farm structures: Maximum sixty (60) feet.

Residential dwellings: Maximum thirty-five (35) feet.

F. Building Setbacks

Front Yard: 40 feet minimum from right-of-way.

Side Yard: 25 feet minimum.

Rear Yard: 25 feet minimum.

Corner Side Yard: 50 feet minimum from right-of-way.

G. Building Size

Minimum residential dwelling size:

- 1,050 square feet ground floor area for a one-story dwelling.
- 750 square feet ground floor area for multi-story dwellings.

Minimum dwelling width: 22 feet.

H. Accessory Buildings

Accessory buildings and uses shall comply with district requirements and applicable provisions of the zoning ordinance governing building uses.

I. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

J. Signs

Signs shall comply with Article XIII Sign Regulations.

K. Nonconforming Structures and Uses

Existing buildings or uses that do not conform to the provisions of this ordinance may continue as legal nonconforming uses subject to applicable Wisconsin Statutes.