

*Town of Trenton, WI
Monday, July 24, 2023*

Chapter 380. Zoning

Article III. Zoning Districts

§ 380-14. EA Exclusive Agricultural District.

- A. Purpose. The EA Agricultural District is intended to maintain, enhance and preserve agricultural lands historically utilized for crop production and the raising of livestock. The district is further intent upon preventing the premature conversion of agricultural land to scattered residential, commercial and industrial uses. Uses permitted in the EA Agricultural District shall be consistent with those uses permitted by § 91.75, Wis. Stats., as may be amended from time to time.
- B. Permitted uses.
- (1) Apiculture (beekeeping).
 - (2) Dairy farming.
 - (3) Floriculture (cultivation of ornamental flowering plants).
 - (4) Grazing and pasturing.
 - (5) Livestock raising, not to exceed 750 cattle or similar animal.
 - (6) Orchards.
 - (7) Plant nurseries.
 - (8) Poultry raising and egg production, not to exceed 5,000 birds.
 - (9) Raising of grain, grass, mint and seed crops.
 - (10) Raising of tree fruits, nuts and berries.
 - (11) Sod farming.
 - (12) Vegetable raising.
 - (13) Viticulture (grape growing).
 - (14) General farm buildings, including barns, manure storage facilities, silos, sheds and storage bins.
 - (15) One single-family farm dwelling to be occupied by the farm operator.
 - (16) Existing dwellings not accessory to a farm operation or dwellings remaining after the consolidation of farms, provided that such dwellings are located on a lot not less than 40,000 square feet in area having a lot width of not less than 125 feet.
 - (17) Additional single-family dwellings for the farm operator or a child or parent of the farm operator, provided that such dwellings are located on a lot not less than 40,000 square feet in area having a lot width of not less than 125 feet. Additional dwelling units permitted by right

shall be limited to two. However, additional dwelling units, exceeding two, may be permitted by conditional use permit.

(18) Essential services.

C. Animals.

- (1) Lots or acreage totaling less than 10 acres shall be subject to the following, relative to the keeping and raising of domestic stock for agribusiness, show, breeding or other purposes:
 - (a) No more than one horse, cow, sheep or similar animal, over six months of age, shall be kept on each 1 1/2 acres, with a maximum number for any parcel not to exceed three animals.
 - (b) No more than five chickens, ducks, or similar poultry, over six months of age, shall be kept for each five acres.
 - (c) No more than eight rabbits or hare, over two months of age, shall be kept for each acre.
 - (d) Combination of the above shall be apportioned to the total acreage, and the Building Inspector shall determine the total number of animals allowed.
 - (e) Any variance from the above requirements may be obtained for parcels exceeding five acres and shall be by conditional use permit.
- (2) No animals may be housed or kept in a building which is attached or connected to a residential dwelling or attached residential garage.

D. Permitted accessory uses.

- (1) Supporting agricultural practices associated with the agricultural uses listed.
- (2) Private garages.
- (3) Home occupations as specified herein.
- (4) One roadside stand for selected farm products produced on the premises and not exceeding 300 square feet in floor area.
- (5) Forest and game management.
- (6) Ponds for private recreational purposes.
- (7) Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered professional engineer shall certify that the structure is adequate to support the load.
- (8) Roof-mounted solar collectors, provided that a registered professional engineer shall certify that the structure is adequate to support the load.

E. (Reserved)^[1]

[1] *Editor's Note: Former Subsection E, regarding accessory buildings, was repealed 3-19-2019 by Ord. No. Z2019-02-03. See § 380-107L(15).*

F. Conditional uses. See §§ **380-47**, **380-48**, **380-50** and **380-53**.

G. Parcel area and width. Farm parcels shall provide a contiguous area of not less than 35 acres, and no farm shall be less than 600 feet in width.

H. Building height and area.

- (1) No farm buildings or parts of farm buildings shall exceed 100 feet in height.
- (2) No farm dwelling or part of a farm dwelling shall exceed 35 feet in height.

- (3) The total minimum living area of a farm dwelling or other residential dwelling shall be 1,200 square feet with a minimum first floor area of 800 square feet.

I. Yards.

- (1) For property fronting Class B highways, a minimum street yard (setback) of 75 feet from the road right-of-way shall be required.
- (2) A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
- (3) There shall be a side yard of not less than 25 feet in width on each side of all structures.
- (4) There shall be a rear yard of not less than 25 feet.