



GA - General Agriculture

Purpose Statement

The purpose of the General Agriculture district is designed to foster the preservation and use of agricultural land related uses and to provide for limited residential uses in a rural environment but not the division of land as classified in §18.07(2) and (3) into 5 or more tracts, parcels or lots within a 5 year period. This district provides for limited residential development with modest densities that require relatively large land areas that are compatible with the surrounding rural land use activities. The district is intended to provide towns with multiple options to guide growth and development in concert with the comprehensive planning efforts.

Permitted Uses

Agricultural Uses: Agricultural structures; agricultural equipment dealerships and service; aquaculture; beekeeping; biomass storage; greenhouses; crop or forage production; agricultural waste processing facilities; agricultural supply facilities; facilities storing/processing agricultural products; forest management, nursery, sod, Christmas tree production, silviculture, or floriculture; fur farming; keeping livestock; manure storage facilities; maple syrup processing; migrant worker housing; ponds; roadside stands; stables (public and private); stockwater ponds; wineries.

Residential Uses: Manufactured and mobile homes; single-family dwellings; two-family dwellings; farm consolidations (2-4.99 ac)

Community, Civic, and Institutional Uses: Cemeteries; community gardens; community living arrangement (1-8 residents);

municipal, cultural, or public uses; places of worship; public recreation.

Commercial, Office, and Service Uses: Archery ranges

Industrial and Extraction Uses: Metallic mining exploration

Accessory, Temporary, and Other Uses: Accessory buildings, structures, and uses; accessory structure prior to principle structure; permanent use of storage/shipping containers as accessory structure; garage, yard, and estate sales; minor occupations/home profession businesses (in residential unit); hunting/fishing shelters; private recreational vehicles and campers; solar energy systems for private use; small wind energy systems; special events, transient amusements, and temporary/intermittent events; temporary residential structures; wireless telecommunication facilities.

Conditional Uses

Agricultural Uses: Private aircraft landing fields; canneries; dairy processing and manufacturing facilities; facilities used for centralized bulk collection, storage, and distribution of agricultural products to wholesale and retail markets; saw mills; kennels and pet boarding; livestock collection and transfer depots; processing and production of biomass materials; slaughterhouses.

Residential Uses: None.

Community, Civic, and Institutional Uses: Campgrounds and recreational vehicle parks; community living arrangement (9-15 residents); essential services and utilities; K-12 schools; wildlife refuges or game preserves; facilities for a private club, fraternal organization, or community group.

Commercial, Office, and Service Uses: Bars, taverns, or micro-breweries; bed and breakfasts; business service establishments;

requires Board of Adjustment approval
car washes; personal service establishments; gun ranges; places of assembly; public or self-storages; indoor & outdoor recreation; restaurants; retail sales (outdoor); vehicle sales, service, or rental; mechanical equipment sales and service; veterinary hospital, clinic, or office.

Industrial and Extraction Uses: Solid waste disposal, composting, and recycling facilities; storage/impound, junk, and salvage yards; warehousing/distribution; nonmetallic mining; metallic mining prospecting; metallic mining.

Accessory, Temporary, and Other Uses: Concrete/blacktop mixing plants, processing, stockpiling, and recycling of road building materials; minor occupations/home profession businesses (in accessory building); major home occupations/home professional businesses; outdoor dining; solar energy systems for commercial use; large wind energy systems.

Accessory Structures

- May be located in the rear, side, or front yard.
- May exist prior to a principle structure.
- 35 feet maximum height.
- No maximum size; no maximum lot coverage

- A conditional permit can be applied for: Accessory building(s) exceeding the dimensional limitations of the Code (for personal/private use and/or accessory to the principal use of

Livestock Requirements

- No maximum animal unit density.
- Minimum setback for animal lots and structures used for housing livestock is 100 feet from any lake or stream.

- Minimum setback for buildings housing animals is 25 feet from all property lines.

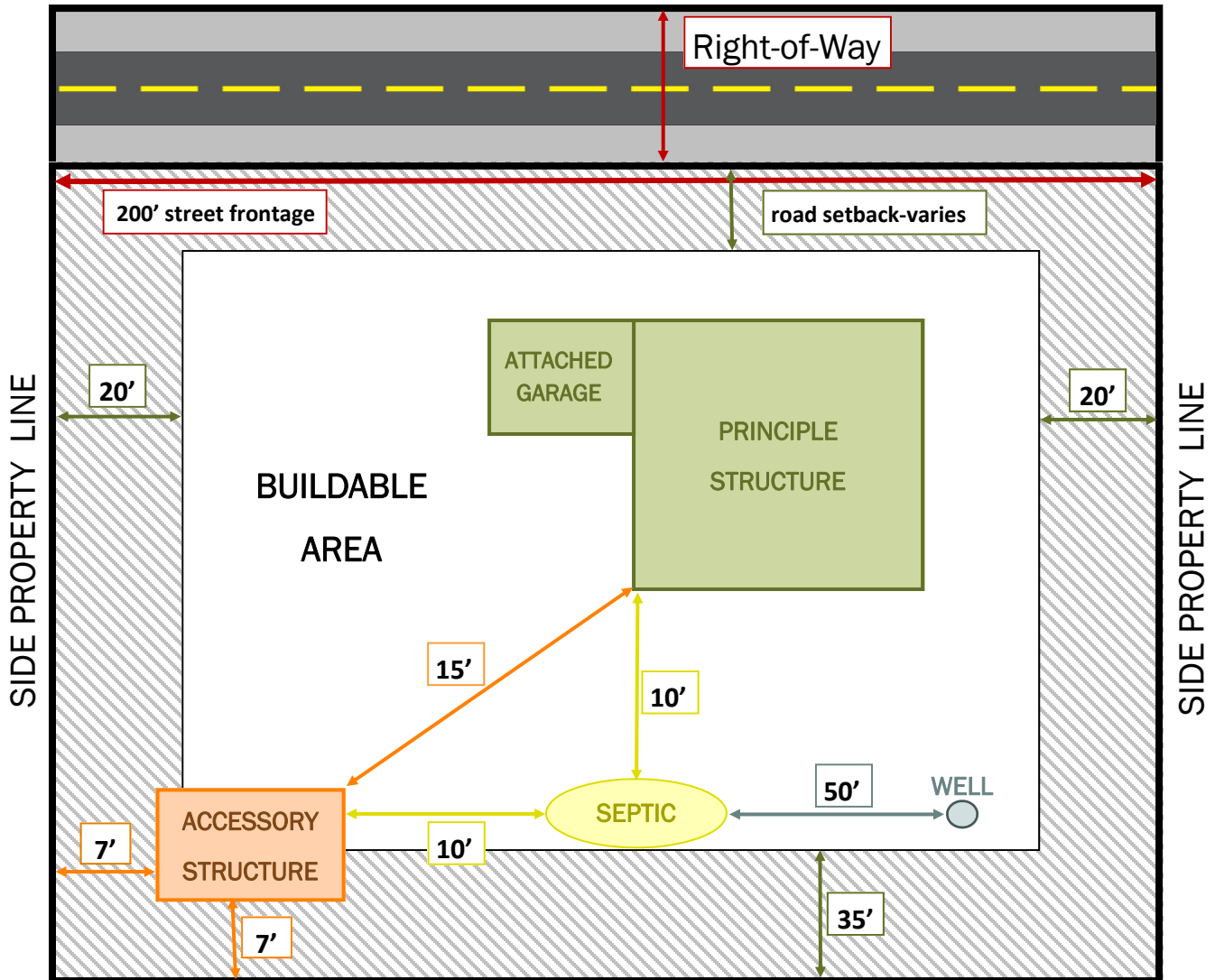


Diagram not to scale

Minimum Lot Requirements

- 10 acres lot area
- 200 feet street frontage
- 200 feet width at building line
- 66 feet of access to a public road
- Lot acreage may be reduced below minimum acreage by farm consolidation. Check with CPZ department for qualifications

REAR PROPERTY LINE

Minimum Principle Structure Setbacks

- Road setbacks (from centerline or right-of-way line, whichever distance is greater)
 - state & federal highways: 110 feet or 50 feet
 - county highways: 83 feet or 42 feet
 - town roads: 63 feet or 30 feet
- 20 feet from side property line
- 35 feet from rear property line
- 35 feet maximum height

Minimum Accessory Structure Setbacks

- 15 feet from principal structure
- 7 feet from side property line
- 7 feet from rear yard property line
- Property line setbacks are increased to 25 feet if accessory structure is housing livestock
- Road setbacks are same as principle structure setbacks