

Additions are noted with underlines and deletions are noted with strikes.

Sec. 74-51/ 74-178. - Agricultural districts.

A-1 Prime agricultural land district. A Farmland Preservation District. The primary purpose of this district is to maintain highly productive exclusive agricultural lands in food and fiber production by effectively limiting encroachment of non-agricultural development and minimizing land use conflicts among incompatible uses. Such lands are generally covered by Class I, II, and III soils as rated by the U.S. Natural Resource Conservation Service and are identified in the county farmland preservation plan as farmland preservation areas identified under Wis. Stats. Ch. 91.10(1)(d) in a farmland preservation plan described in Wis. Stats. Ch. 91.12(2). As a matter of policy, it is hereby determined that the highest and best use of these lands is agriculture. All structures and improvements must be consistent with agricultural use. (Wis. Stats. ch. 91)

(1) Principal uses.

a. Farm residence.

b. Dairying . . .

(3) Conditional uses. See division 4 for additional requirements.

a. Additional farm residences. The approval for more than one farm residence is limited . . .

s. Farm family business in the A-1, Prime Agricultural Land District is a use which is accessory to an agricultural use consisting of a farm family business wedding barn and uses listed in the A-4 district except the production, packing, packaging, and light assembly of products from glass, metals, plaster, and plastics. A farm family business may be permitted as a conditional use for farm owners if limited to existing farm residence or farm structures not dedicated to agricultural uses. No more than two persons who are not members of the resident farm family may be employed in the farm family business and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland.

t. Hunting and fishing club land without structures. . .

A-1NC Prime agricultural land holding district. The primary purpose of this holding district is to provide a temporary zoning district category for lands that are rezoned into a prime agricultural land district that are not currently designated as farmland preservation areas in the Walworth County farmland preservation plan. This district designation is to be considered temporary in nature and will be rezoned to the standard A-1 zoning district at such time as the farmland preservation plan is amended to include A-1NC zoned land as a farmland preservation area (Wis. Stats. § 91.10(1)(d)). Additionally, the purpose of this holding district is to maintain highly productive exclusive agricultural lands in food and fiber production by effectively limiting encroachment of non-agricultural development and minimizing land use conflicts among incompatible uses. Such lands are generally covered by class I, II, and III soils as rated by the U.S. Natural Resource Conservation Service and as a matter of policy, it is hereby determined that the highest and best use of these lands is agricultural. All structures and improvements must be consistent with agricultural use (Wis. Stats. ch. 91). Lands zoned A-1NC may be included with A-1 zoned land for purposes of meeting acreage requirements.

(1) Principal uses.

a. Farm residence.

b. Dairying. . .

(2) Accessory uses (permitted in accordance . . .

a. A building, structure, or improvement that is an integral part of and consistent with an agricultural use (for example but not limited to: barn, stable, greenhouse).

b. Roadside stands not exceeding one per farm, limited to a structure having a ground area of not more than 300 square feet, not permanently fixed to the ground, readily removable in its entirety, not fully enclosed and to be used solely for the sale of farm products produced on the premises (or adjoining premises) in conformance with Wis. Stats. § 91.01(1).

c. Minor home occupation/professional home office in conformance with Wis. Stats. § 91.01(1).

(3) Conditional uses. See division 4 for additional requirements.

a. Additional farm residences. The approval for more than one farm residence is limited . . .

- s. Farm family business in the A-1, prime agricultural land district is a use which is accessory to an agricultural use consisting of a farm family business wedding barn and uses listed in the A-4 district except the production, packing, packaging, and light assembly of products from glass, metals, plaster, and plastics. A farm family business may be permitted as a conditional use for farm owners if limited to existing farm residence or farm structures not dedicated to agricultural uses. No more than two persons who are not members of the resident farm family may be employed in the farm family business and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland.
- t. Hunting and fishing club land without structures. . .

A-2 Agricultural land district. The primary purpose of this district is to maintain, preserve, and enhance agricultural lands historically utilized for crop production but which are not included within the A-1 prime agricultural land district and which are generally best suited for smaller farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agricultural-related farming activity.

(1) Principal uses.

- a. All principal uses permitted in the A-1 prime agricultural land district.
- b. Single-family detached dwellings.
- c. Minor home occupation/professional home office.

(2) Conditional uses. (See division 4.)

- a. Housing for farm laborers. . .

y. Farm family business in the Agricultural Land District is a use which is accessory to an agricultural use consisting of a farm family business wedding barn and uses listed in the A-4 district except the production, packing, packaging, and light assembly of products from glass, metals, plaster, and plastics. A farm family business may be permitted as a conditional use for farm owners if limited to existing farm residence or farm structures not dedicated to agricultural uses. No more than two persons who are not members of the resident farm family may be employed in the farm family business and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland.

- z. Hobby farms. . .

DIVISION 4 – Conditional Use.

Sec. 74-61 / 74-188. - Agricultural and related uses.

Except where specifically permitted as a principal use in division 3, the following agricultural and related uses shall be conditional uses and may be permitted as specified. All conditional uses in the A-1 district (farmland preservation district) are limited to those where the use and its location are consistent with the purposes of the farmland preservation zoning district; the use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under State or Federal law; the use is reasonably designed to minimize conversion of land at and around the site of the use, from agricultural use or open space use; the use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use; and construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible. In approving or disapproving the location of a conditional use, the County Zoning Agency shall view the proposed site or sites and shall consider such evidence as may be presented at the public hearing bearing upon the general purpose and intent of this ordinance set forth in . . .

- (1) Single-family dwellings exceeding one per farm parcel in A-2, and A-3 districts . . .

(19) Farm family business in the A-1, Prime Agricultural Land District and the A-2, Agricultural Land District is a use which is accessory to an agricultural use consisting of uses listed in the A-4 district except the production, packing, packaging, and light assembly of products from glass, metals, plaster, and plastics. A farm family business may be permitted as a conditional use for farm owners if limited to existing farm residence or farm structures not dedicated to agricultural uses. No more than two persons who are not

members of the resident farm family may be employed in the farm family business and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland.

(20) Farm family business wedding barn in the A-1, Prime Agricultural Land District and the A-2, Agricultural Land District is a use which is accessory to an agricultural use. No more than two persons who are not members of the resident farm family may be employed in the farm family business and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland. Caterers and band members shall not be considered employees of the farm family business if hired by the family renting the barn. The use shall not require any additional buildings, structures or improvements other than those existing on the farm. Family events within the barn shall be limited to 5 per year. The number of events per year may be increased in increments of 2 per year after annual review, up to a total of 12 events per year upon determination that this conditional use is being followed and the barn has not been altered. All food and beverage shall be brought on site by the family renting the barn for the specific family event or by a caterer hired by the family renting the barn. No liquor license shall be applied for or issued for use of the barn for family events. No retail sales shall be allowed on site. There shall be no outside activities conducted in conjunction with the rental of the barn for family events other than use of the parking area and portable toilets if provided. There shall be no outside cooking, bonfires, camping, outdoor music, fireworks, and party tents, etc. Parking shall be made available on site during the use of the barn for family events. There shall be no parking on the public or private streets. Exclusive (non-burdened) access to the parking area must be provided. All parking shall meet the size, setback and separation distances of this ordinance.

NOTE TO CODIFIER: RENUMBER consecutively

(21) Signage for approved business on A-4 provided the sign is located at least five feet from property lines.

(22) Off-season storage facilities for boats, and other recreational vehicles, . . .

DIVISION 13. Definitions.

Sec. 74-131 / 74-263. Definitions.

• *Farm family business*: Any lawful activity, except a farm operation, consisting of uses which are accessory to an agricultural use listed in the A-4 district except the production, packing, packaging, and light assembly of products from glass, metals, plaster, and plastics, conducted primarily for any of the following:

- (1) The purchase, sale, lease or rental of personal or real property;
- (2) The manufacture, processing or marketing of products, commodities or any other personal property;
- (3) The sale of services.

Farm family business wedding barn means a farm family business in an agricultural barn (that has existed for at least five years) on lands zoned A-1 and A-2 for seasonal rental for family events such as weddings, baby showers, anniversaries, family reunions, and similar family related events.