

**A-2 AGRICULTURAL LAND DISTRICT**

**A. Purpose:**

The primary purposes of the A-2 District are to maintain, preserve, and enhance agricultural lands historically utilized for crop production but which are not included within the A-1 Agricultural Land District.

**B. Lands Included:**

Lands included are those generally best suited for smaller farm uses, including truck farming, horse farming, hobby farming, orchards, and similar agricultural related farming activities.

**C. Permitted Uses:**

All permitted uses allowed in the A-1 Agricultural Land District, except livestock raising must not exceed one animal unit per acre. Further, all residences, regardless of when constructed, are permitted uses in the A-2 District.

**D. Conditional Uses:**

All conditional uses allowed for A-2 in Section 22 of this Ordinance; and all conditional uses allowed in the A-1 Agricultural Land District, with the addition of livestock raising that exceeds one animal unit per acre.

**E. Animal Units:**

See "Animal Unit" in Section 30 - DEFINITIONS of this Ordinance.

**F. Area, Height and Yard Requirements:**

LOT:	Size	Minimum 5 acres
	Width	Minimum 200 ft.
BUILDING:		
Residence	Height	35 ft.
Other Structures	Height	Minimum three times the distance from any lot line
YARD:		
Residence	Rear	Minimum 50 ft.
	Side	Minimum 20 ft.
	Street	Minimum 75 ft. from center line of Town and County Hwys. and 100 ft. from State Hwys.
Other Structures	Rear	Minimum 25 ft. if not used for the housing of animals/Minimum 100 ft. if used for the housing of animals
	Side	Minimum 20 ft. if not used for the housing of animals/Minimum 100 ft. if used for the housing of animals

Street

Minimum 75 ft. from center line of Town and County Hwys. and 100 ft. from State Hwys.

Minimum 100 ft. from center of all hwys. if used for the housing of animals

### 30. **DEFINITIONS:**

For the purpose of this Ordinance, the following definitions shall be used. Words used in the present tense include the future; the singular number includes the plural number; and the plural number includes the singular number. The word "shall" is mandatory and not directory.

**Access:** Every parcel or lot must have access to a public street or highway by a strip of land which is either part of the parcel or lot or by easement for ingress and egress which strip of land or easement must be at least 50 feet wide from the public street or highway to the main body of the parcel or lot. Not more than three parcels or lots may share such an access unless a variance from this provision is obtained.

**Accessory Use or Structure:** A use or detached, structure subordinate to the principal use of a structure, land, or water and located on the same lot or parcel serving a purpose customarily incidental to the principal use or the principal structure.

**Airport, Public:** Any airport which complies with the definition contained In Section 114.013(3), Wisconsin Statutes, or any airport which serves, or offers to serve, any common carriers engaged in air transport.

**Alley:** A special public right-of-way affording only secondary access to abutting properties.

**Alternative Tower Structure:** Man made structures to which towers and/or antennas may be attached that camouflage or conceal the presence of the tower and/or antenna, including by way of illustration but not limited to elevated tanks, electric transmission poles or towers, non-residential buildings, clock towers, bell steeples, and silos.

**Animal Unit:** An animal unit is the equivalent of 1,000 pounds of live animal weight. Thus, a dairy cow weighing 1,400 pounds would be 1.4 units, a 1,000 pound horse would be 1.0 unit, a 300 pound hog would be 0.3 units, a 4 pound chicken 0.004 units. Total animal units would be the combined total of all farm animals on the site during any time period.

Note: The table below is from a Wisconsin Department of Agriculture, Trade and Consumer Protection worksheet (April, 2006). The mink numbers are from Chapter 63 - Animal Manure and Nutrient Management, Taylor County, WI (August, 2014).

	Livestock Type	Animal Unit Factor	Animal Units For Proposed Facility		
<i>Example – Milking &amp; Dry Cows</i>			<i>1.4 x</i>	<i>800</i>	<i>= 1120 AU</i>
<b>Dairy</b>	Milking and Dry Cows	1.4	1.4 x		=
	Heifers (800 lbs. to 1200 lbs.)	1.1	1.1 x		=
<b>Cattle</b>	Heifers (400 lbs. to 800 lbs.)	0.6	0.6 x		=
	Calves (up to 400 lbs.)	0.2	0.2 x		=
<b>Beef</b>	Steers or Cows (600 lbs. to market)	1.0	1.0 x		=
	Calves (under 600 lbs.)	0.5	0.5 x		=
	Bulls (each)	1.4	1.4 x		=
<b>Swine</b>	Pigs (55 lbs. to market)	0.4	0.4 x		=
	Pigs (up to 55 lbs.)	0.1	0.1 x		=
	Sows (each)	0.4	0.4 x		=
	Boars (each)	0.5	0.5 x		=
<b>Poultry</b>	Layers (each)	0.01	0.01 x		=
	Broilers (each)	0.005	0.005 x		=
	Broilers – continuous overflow watering	0.01	0.01 x		=
	Layers or Broilers – liquid manure system	0.033	0.033 x		=
	Ducks – wet lot (each)	0.2	0.2 x		=
	Ducks – dry lot (each)	0.01	0.01 x		=
	Turkeys (each)	0.018	0.018 x		=
<b>Sheep (each)</b>		<b>0.1</b>	<b>0.1 x</b>		<b>=</b>
<b>Goats (each)</b>		<b>0.1</b>	<b>0.1 x</b>		<b>=</b>
<b>Mink (adults)</b>		<b>0.011</b>	<b>0.011 x</b>		<b>=</b>
<b>Mink (kits)</b>		<b>0.0053</b>	<b>0.0053 x</b>		<b>=</b>
<b>Horse</b>		<b>1.0</b>	<b>1.0 x</b>		<b>=</b>

The area of a farm or hobby farm used to calculate the permissible number of animal units is the total acreage less 1 acre (this 1 acre is excluded as the “house area and accessory structures”).

(To calculate the maximum number of animals allowed without a conditional use permit, first determine the total acreage of a particular farm or hobby farm owned within the Town of Greenbush and multiply by 1. Then divide that number by the “animal unit factor” listed in the table to obtain the maximum number of animals allowed without a CUP.)

**Antenna:** Exterior apparatus designed for transmitting and/or receiving communications signals through electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar), or any other form of wireless telecommunication signal, including radio, television, telephone, microwave, cellular, and PCS signals.

**Area, Net Developable:** Those lands within a development parcel remaining after the deletion of flood lands, wetlands, lands densely covered with trees and shrub growth on slopes of 12 percent or greater, and all lands having slopes of 20 percent or greater.

**Arterial Street:** A public street or highway used or intended to be used primarily for fast or heavy through traffic. Arterial streets and highways shall include freeways and expressways, as well as arterial streets, highways, and parkways.