

A-1 Zoning: Exclusive Agricultural District

It is the intention of this district to promote uses of a generally exclusive agricultural nature and to encourage the maintenance of historically productive and/or presently productive agricultural lands, on parcels of land of sufficient size, as a means for preserving agriculture as the primary economic base of the County.

In this district no new site development or construction will be permitted that is in conflict of the Iowa County Comprehensive Plan siting provisions and Section 2.5 of this Ordinance. Application for rezoning to or from this district shall require the applicant to submit evidence that siting provisions will be complied with.

The minimum lot size in this district shall be 40 acres described by survey plat or metes and bounds. A 'forty forty' commonly described by metes and bounds that is found by survey description to be less than 40.0 acres, shall be considered to meet the minimum lot size of this district only if all four quarter-quarter corners are identified as part of said survey description. If it is not clear whether the lot meets the minimum acreage, there shall be a survey prepared at the applicant's expense.

This district shall be deemed a farmland preservation zoning district as defined by Chapter 91, WI Statutes.

Permitted Principal Uses:

1. Farms, including the usual farm buildings, structures and a single-family residence, provided all are intended and necessary for the farming operation. One additional single-family residence may be allowed if it is within the existing cluster of buildings and necessary for the farming operation. It is not intended to allow a second residence as a "guest house" or other convenience but as a necessary housing unit for family or hired employees of the farming operation. The cluster shall be the area within 300 feet of the primary grouping of agricultural buildings on the farm, served by a common driveway and not divided by any public road.
2. Allowable agricultural uses as defined in Ch. 91.01(2) WI Stats.
3. Farm residences, when no longer used as a farm dwelling, may be rented for full-time residential use throughout the reasonable and properly maintained life of the structure.
4. Household occupations are allowed if consistent with Ch. 91.01(1) WI Stats.
5. Roadside stands provided the following:
 - a) There is no permanent structure.
 - b) The only structure consists of a table or similar non-enclosed stand with a maximum display dimension of 100 square feet.
 - c) The stand shall be situated not less than thirty (30) feet from the public road right-of-way.
 - d) Only produce and farm products can be displayed that are produced on the premises.
 - e) There is adequate off-street parking provided so as there is no parking within the right-of-way of the public road.
6. Residential Kennel if on lot of 40 or more acres

Conditional Uses: (Conditional uses are permitted only after a public hearing and approval as specified in Section 4.0 of this Ordinance)

1. A single-family residence may be requested to be located outside the cluster of usual farm buildings. The intent is to provide for additional residential accommodations as necessary to maintain the viability of the farming operation where it is not practicable to site within the existing cluster of buildings.
2. Roadside stand for the sale of farm products that does not comply with number five under Permitted Principal Uses above if consistent with Ch. 91.01(1) WI Stats.
3. Private airstrips and landing fields may be requested, provided they associated with the farming operation on the affected property and would not be incompatible with surrounding land uses.

4. Cemeteries, including mausoleums and crematories, may be requested provided:
 - a) A cemetery that contains or proposes to contain more than one burial site must be platted in compliance with Chapter 157 WI Statutes, or as subsequently renumbered.
 - b) An affidavit or similar document recorded with the Iowa County Register of Deeds to inform of a granted conditional use permit for a single burial site cemetery shall be a required condition to any approved conditional use permit.
 - c) Any new mausoleum or crematory shall be conditioned with a minimum setback distance to all property lines and existing legal land uses that is reasonable to minimize potential conflict.
 - d) Adequate organizational structure and funding for care shall be maintained, absent a written agreement of the Town or Towns in which the cemetery is located, to provide for perpetual care.
5. Professional home offices may be requested if consistent with Ch. 91.01(1) WI Stats.
6. Recreational Residential Rental if consistent with Ch. 91.01(1) WI Stats.
7. Transportation, communications, pipeline, electric transmission, utility, or drainage uses if consistent with Ch. 91.46(4) WI Stats, including wind and solar energy systems where the energy generated is primarily to be used off site.
8. Commercial Kennel
9. Residential Kennel if on a lot of less than 40 acres

A-1 EXCLUSIVE AGRICULTURAL DISTRICT LOT DIMENSIONS AND BUILDING SETBACKS	
Lot Width	Minimum 50 feet
Lot Area	Minimum 40 acres
Building Height For Residence	50 Feet Maximum
Building Height For Nonresidential Structures	No Maximum
Yards, all structures	Minimum 20 feet or structure height, whichever is greater

