

**GENERAL AGRICULTURE (AG) DISTRICT
STANDARDS FOR RESIDENTIAL LOTS**

PARCELS IN THE AGRICULTURAL DISTRICT WHICH ARE TEN ACRES OR LESS IN SIZE SHALL BE SUBJECT TO RESIDENTIAL STANDARDS FOR ANIMALS AND SETBACK STANDARDS WHICH CORRESPOND WITH THE ZONING DISTRICT WHICH IS CLOSEST IN LOT SIZE TO THE PARCEL. R-1 STANDARDS FOR LOTS 2 ACRES OR LESS, R-2 FOR LOTS 2 TO 4 ACRES AND R-2A FOR LOTS FROM 4 TO 10 ACRES. THE FOLLOWING TABLE SHOWS HOW THESE STANDARDS WILL BE APPLIED.

<u>Lot Size:</u>	<u>UP to 2 acres:</u>	<u>2-4 acres: ***</u>	<u>4+acres: ***</u>
Dwelling (principal use)			
Side yard setback	15'	30'	30'
Rear yard setback	15'	50'	50'
Residential Accessory **			
Side yard setback	10'	10'	10'
Rear yard setback	15'	50'	50'
Agricultural buildings and ** any other structures over...			
	1400 sq. ft.	2000 sq. ft.	2000 sq. ft.
Side yard setback	30'	30'	30' *
Rear yard setback	50'	50'	50' *

*Where permitted, livestock buildings must meet all setbacks as set forth on the reverse of this page.

All non-livestock structures must meet the following setback from road:

Township or local road (measured from centerline)	65'	65'	65'
County or State road (measured from centerline)	130'	130'	130'

Minimum Lot Standards:

Width	150'	200'	300'
Depth	150'	300'	300'

** Accessory buildings and structures, individually and combined (not to include attached garages nor decks), on isolated residential parcels smaller than 10 acres in size shall not exceed the following maximum size limits (stricter limits apply when residential lots adjoin each other):

<u>PARCEL SIZE</u>	<u>MAX. BUILDING AREA</u>	<u>MAX. SIDEWALL</u>
Less than 20,000 sq. ft. ***	1000 square feet	14 feet
20,000 sq. ft. - .99 acres ***	1600 square feet	14 feet
1 - 2.49 acres	2400 square feet	14 feet
2.5 - 4.99 acres	3200 square feet	14 feet
5 - 9.99 acres	4000 square feet	16 feet

*** Detached accessory structures and garages on lots less than one acre shall not have a second story, must have no more than six (6) feet of headroom in a rafter storage area, and have a maximum 6/12 roof pitch.

LIVESTOCK: Except for existing farm operations in existence prior to the adoption of the Ordinance, livestock are not allowed on lots smaller than four acres.

New divisions should be verified with Planning & Zoning to be sure all requirements are met and the appropriate documents are filed. A copy of the Certificate of Survey should be submitted to the Planning & Zoning Office.

NOTE: Residential lots may not include more than 2.5 acres of tillable cropland-Refer to Page 41 of the Wright County Zoning Ordinance.
WRIGHT COUNTY PLANNING & ZONING (763) 682-7338