

**General Agriculture (AG) District Standards for Residential Lots**

Parcels in the agricultural district, which are less than ten (10) acres in size, are 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 apply for less than 2.5 acres, R-2 for lots 2.5 acres to 4.99 acres, and R-2a for lots 5 - 9.99 acres. The following table shows how these standards will be applied:

	<u>Lot Size</u>		
	<u>Less than 2.5 acres***</u>	<u>2.5 - 4.99 acres</u>	<u>5 - 9.99 acres*</u>
<b>RESIDENTIAL DWELLING</b>			
<i>(primary)</i>			
side setback	15 ft	30 ft	30 ft
rear setback	15 ft	30 ft	30 ft
<b>RESIDENTIAL ACCESSORY**</b>			
side setback	10 ft	10 ft	10 ft
rear setback	15 ft	30 ft	30 ft
<b>ALL STRUCTURES</b>			
township / local road setback	65 ft	65 ft	65 ft
county / state road setback	130 ft	130 ft	130 ft

\*where permitted, livestock buildings must meet all setbacks as set forth on the following page\*

**MINIMUM LOT STANDARDS**

width	150 ft	200 ft	300 ft
depth	150 ft	300 ft	300 ft

\*\*accessory buildings and structures, individually **and combined** (not to include attached garages or decks), on residential parcels smaller than 10 acres in size are not to exceed the following maximum size limits:\*\*

<u>parcel size</u>	<u>max building area</u>	<u>max. sidewalk</u>
less than 20,000 sq ft***	1000 sq ft	14 ft
20,000 sq ft - .99 acres***	1600 sq ft	14 ft
1 - 2.49 acres	2400 sq ft	14 ft
2.5 - 4.99 acres	3200 sq ft	14 ft
5 - 9.99 acres	4000 sq ft	16 ft

\*\*\*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, most livestock are not allowed on lots smaller than 4 acres. Every parcel, except for parcels less than 2.5 acres in the R1 & W zoning districts, are allowed up to 5 fowl & 30 chickens, except roosters.

**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 for review. *note:* Residential lots may not include more than 2.5 acres of tillable cropland ~ refer to §155.048(G)(4)(c)(3) of the Wright County Code of Ordinances.