

12.20-3 A-3 AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING AND MARKETING DISTRICT

(a) Primary purpose and characteristics

The primary purpose of this district is to provide for the proper location and regulation of manufacturing, warehousing, storage, and related industrial, commercial, marketing and service activities that are dependent upon or closely allied to the agricultural industry. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2).
(8/6/02)

It is recognized that it is neither possible nor practicable to list all of the principal and accessory uses that are compatible with those listed below and therefore, it is intended that the following list of principal and accessory uses only be illustrative. Any individual aggrieved by a failure to list a particular principal or accessory use in this subsection shall have the right to file a petition with the Kenosha County Department of Planning and Development pursuant to section 12.35 of this ordinance for a determination as to the similarity of the intended use with the principal and accessory uses listed below.

(b) Principal Uses.

- 1 Agricultural warehousing (commercial)
- 2 Seed and grain processing and preparation
- 3 Blending and preparing of flour
- 4 Breeding services
- 5 Canning of fruits, vegetables, preserves, jams and jellies
- 6 Commercial storage, curing, drying, churning, processing and packaging of agricultural products
- 7 Contract sorting, grading and packaging services for fruits and vegetables
- 8 Cornshelling, hay baling and threshing services
- 9 Drying and dehydrating fruits and vegetables
- 10 Fluid milk processing
- 11 Fruit and vegetable pickling, vegetable sauces and seasoning, salad dressing preparation
- 12 Fur farm
- 13 Grain elevators and bulk storage of feed grains
- 14 Grist mill services
- 15 Milling of rice, vegetable and soybean oil
- 16 Poultry and small game dressing and packing providing all operations shall be conducted within an enclosed building
- 17 Poultry hatching services
- 18 Preparation of cereals
- 19 Preparation of feeds for animal and fowl
- 20 Production of chocolate and cocoa
- 21 Production of condensed and evaporated milk
- 22 Production of creamery butter
- 23 Production of flour and other grain mill product
- 24 Production of frozen fruits, fruit juices, vegetables and other specialties
- 25 Production of natural and processed cheese
- 26 Production of wine, brandy and brandy spirits
- 27 Sales or maintenance of farm implements and related equipment
- 28 Sugar processing and production

- 29 Wet milling of corn
- (c) Accessory Uses
- 1 Agricultural Windmills
 - 2 Living quarters for not more than two watchmen or caretakers.
 - 3 Small wind energy system
 - 4 Solar energy system
- (d) Conditional Uses (see also section 12.29-8)
- 1 Commercial egg production
 - 2 Commercial feed lot
 - 3 Concrete and asphalt batch plants temporarily located on a parcel
 - 4 Fertilizer production, sales, storage, mixing, and blending
 - 5 Gasohol and fuel related alcohol plants
 - 6 Large wind energy system
 - 7 Livestock sale facilities
 - 8 Malt production
 - 9 Meat packing, slaughterhouse and production of sausages and other meat products
 - 10 Processing and packaging of animal bedding materials (8/20/91)
 - 11 Production of animal and marine fats and oils
 - 12 Production of shortening, table oils, margarine and other edible fats and oils
 - 13 Utility substations
- (e) Parcel Area and Width
- 1 Parcels shall have a minimum area of five (5) acres, and
 - 2 All such parcels shall have a frontage of not less than 300 feet in width
- (f) Building, Height, Area and Design Standards (9/5/06)
- 1 No building located in an A-3 district shall exceed 100 feet in height
 - 2 No maximum or minimum building areas shall be required in the A-3 District due to the variety of uses within this District and the diverse building demands of each use.
 - 3 All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)
- (g) Yards
- 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State and County Trunk highways and not less than 40 feet from the right-of-way of all other roads. (8/6/02)
 - 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
 - 3 Side yard - not less than 25 feet in width on each side of all structures.
 - 4 Rear yard - not less than 50 feet.
- (h) Authorized Sanitary Sewer System

- 1 On-site sewage disposal absorption system
- 2 Public sanitary sewer system