

Town of Trenton Building/Zoning Request

Item

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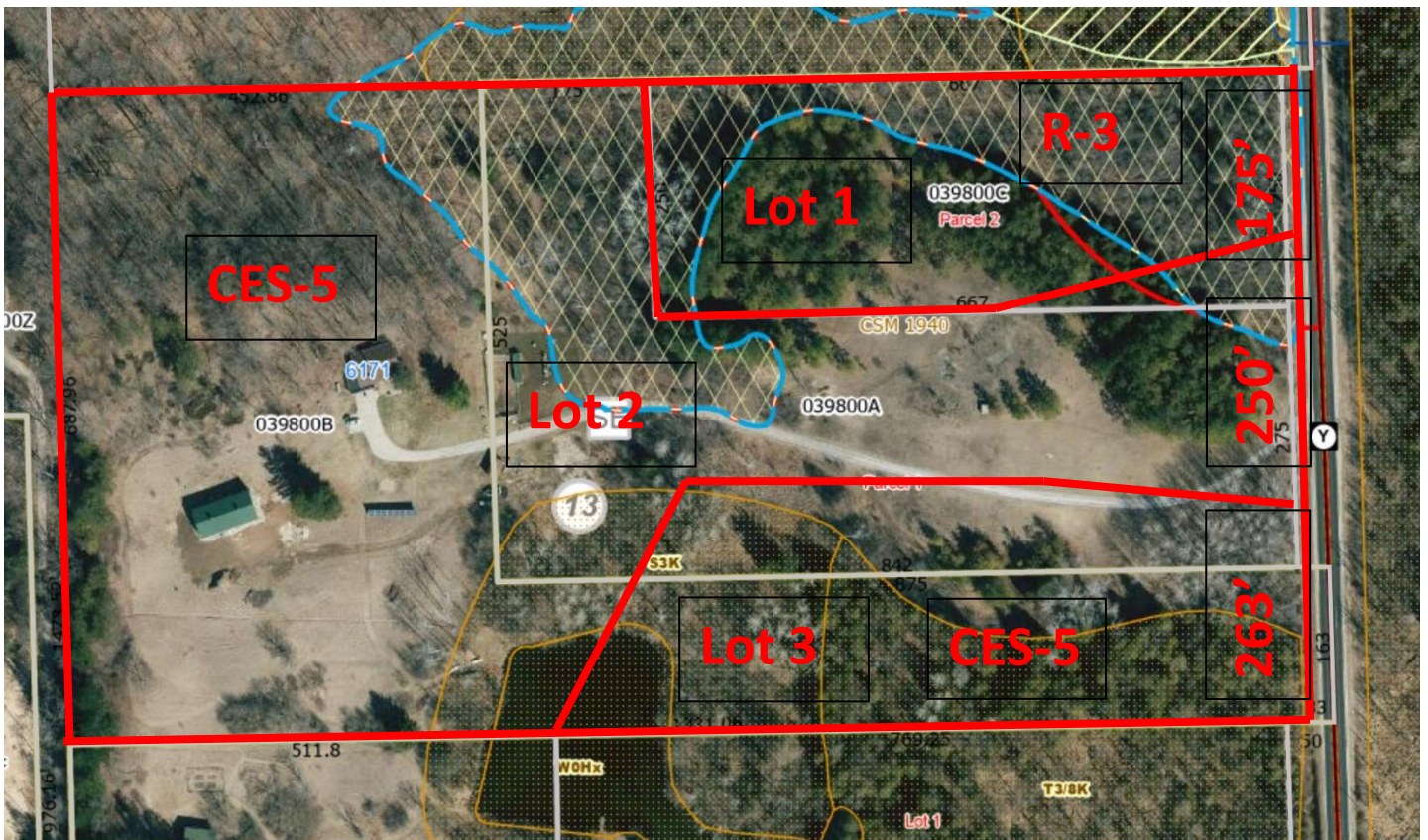
12/09/2024

Name	Michelle & Robert Rollins	Address	6171 Cty Hwy Y
Phone	414.587.5905	Email	trebor19692010@gmail.com
Tax Key	T11_039800A T11_039800B T11_039800C	Zoning/Acres	T11_039800A - CES-5 T11_039800B - CES-5 T11_039800C - R-3
Request	Land Division and Zoning Map Amendment		
Considerations/ Requirements	• Parcel A and C are part of CSM 1940 • All parcels are on combined tax bill, totaling 20.6 ac • Zoning is not consistent		
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Current:



Proposed:



AGRICULTURAL ORDINANCE REWORK DISCUSSION POINTS

EA Exclusive Agricultural

A-1 Agricultural (consider renaming to A-1 Agricultural, Limited)

- EA Purpose:
 - Preserve/enhance land for ag uses
 - CUPs regulate confined livestock operations and single-family residences
 - Encourage ag uses in areas where best suited
 - Controlling residential development to avoid conflict with ag uses
- A-1 Purpose:
 - Provide for continuation of low intensity ag
 - Restrict new and expanding livestock operations
 - Provide for limited siting of single-family residences
 - Support other uses that maintain the rural characteristics of the area
 - May serve as a buffer for more intensive ag uses and prevent premature conversion of rural lands to urban and other non-ag uses
 - Discourage urban and suburban development in areas better suited to ag use and not well served by public facilities and services
- Permitted Uses (currently, A-1 allows same permitted uses as EA, along with some additional):
 - EA - Agricultural uses, including Livestock Facilities of no more than 499 animal units, subject to compliance with Property Development Standards (this is more restrictive than currently allowed in EA)
 - Currently, EA allows up to 999 AUs as a permitted use
 - Opinion regarding limiting to 499 AUs?
 - A-1 - Agricultural uses, including Livestock Facilities of no more than 499 animal units, subject to compliance with Property Development Standards
 - Currently, A-1 allows VERY LIMITED animal numbers on lots less than 35 acres
 - Consider allowing AUs on a per acre basis in A-1, such as:
 - 5 AUs per acre? This would allow 100 AUs on a 20-acre parcel
 - 100 acres required for 499 AUs
 - Agriculturally-Related Residence
 - "Value Added" Agriculture
 - Roadside Stand
 - Signage
 - Agricultural Sales and Service
 - Agricultural Storage
 - Agricultural Research and Development
 - Other Agriculturally-Related Structures and Improvements
 - Stable, Commercial
 - Utility, Minor
- Conditional Uses. The following uses may be allowed in this district if reviewed and approved in accordance with standards in this ordinance:
 - Livestock Facilities of 500 or more animal units, subject to the following guidelines:
 - CUP required for 500-999 AUs
 - SHALL WE ALLOW MORE THAN 999 AUs IN EA? WHAT ABOUT A-1?
 - SHALL WE REQUIRE CUPs FOR EACH TIER?
 - IF WE ALLOW THIS, WHAT IS THE MAXIMUM?
 - New CUP required for 1,000-1,499 AUs
 - New CUP required for 1,500-1,999 AUs
 - New CUP required for 2,000-2,499 AUs
 - In no case more than 2,499 AUs allowed in EA
 - In no case more than 999 AUs allowed in A-1
 - Single-Family Residence

- Mining and Extraction
 - Communication Tower, Commercial
 - Utility, Major
- Revise other ordinances to conform to AU language? (CES, R-1, R-2, R-3?)
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- Property Development Standards
 - Minimum lot area
 - EA - ____ acres (currently 35 contiguous, and farms must be 600 feet in width, recommended 40)
 - A-1 - ____ acres (currently not defined, but must be 125 feet wide, and density can't exceed one residential dwelling unit per 35 acres, recommended 20)
 - Define minimum lot area for Livestock Facility tiers (if applicable)
 - 500-999 AUs - ____ acres
 - 1,000-1,499 AUs - ____ acres
 - 1,500-1,999 AUs - ____ acres
 - 2,000-2,499 AUs - ____ acres
 - General setbacks
 - EA - livestock structures: 100/200 feet (currently 75/25/25 front/side/rear)
 - A-1 - livestock structures: 100/200 feet (currently 75/25/25 front/side/rear)
 - Recommend defining residential structure requirements (currently 1,200 sq ft/minimum first floor 800)

CONDITIONAL USES DISCUSSION POINTS

Public and semipublic uses:

- Airports, airstrips, landing fields
- Governmental and cultural uses
 - Fire and police stations
 - Community centers
 - Libraries
 - Public emergency shelters
 - Parks
 - Playgrounds
 - Museums
- Utility substations, pumping stations and towers
- Water treatment facilities
- Public passenger transportation terminals
 - Heliports and bus and rail depots
 - Excluding airports, airstrips and landing fields
- Public, parochial and private elementary and secondary schools and churches
- Penal and correctional institutions, houses
- Cemeteries and crematories

Residential and quasi-residential uses

- Clubs, fraternities, lodges and meeting places of a noncommercial nature
- Rest homes, housing for the elderly, clinics, children's nurseries
- Additional residential dwellings in excess of the two permitted by right for a child or parent of farm operator
- Conversion of a single-family dwelling to a two-family dwelling
- Accessory apartments
- Bed-and-breakfast establishments
- Community living arrangements
- Beauty and barber shops and dog grooming
- Home occupations and professional home offices
- Landscaping, lawn care, masonry, carpenter/contractor, and other business which may utilize off-site workers/employees

Commercial uses

- Drive-in theaters
- Funeral homes
- Drive-in banks
- Transmission towers
- Equipment rental
- Service stations
- Automotive body repair
- Self-storage warehouses/mini warehouses
- Construction contractors' shops and yards

Industrial and agricultural uses

- Specialized agriculturally related uses
 - Sawmills
 - Fur farms
 - Stables

- Paddocks
 - Equestrian trails
- Business-involved servicing of farm machinery
- Veterinary offices and clinics intended to service farm animals
- Animal hospitals
- Commercial raising and propagation of animals such as dogs, cats, mink, rabbits, and foxes
- Business of boarding of animals such as horses and dogs
- Dumps, disposal areas, incinerators and sewage treatment plants
- Recycling centers
- Manufacturing and processing of abrasives, acetylene, acid, alcoholic beverages, alkalis, ammonia, asphalt, batteries, bedding, bleach, candles, celluloid, cement, charcoal, chlorine, cordage, creosote, dextrine, disinfectant, dry ice, dyes, excelsior, felt, fertilizer, gelatin, glucose, glue, ice, ink, insecticide, lime, linoleum, matches, oil cloth, paint, paper, perfume, plastics, poison, polish, potash, pulp, rope, rubber, size, shellac, soap, starch, stove polish, turpentine, varnish, vinegar and yeast
- Processing of bone, alcoholic beverage bottling, building materials, cement products, cereals, chemicals, coffee, coke, fat, flammables, food products, fuel, furs, gasoline, grains, hair products, lard, lime products, meat, peas, pickles, plaster of paris and textiles
- Storage of building materials, ice, dry ice, flammables, gasoline, grains, paint, shellac, fat, lard, turpentine, vinegar and yeast
- Bag cleaning facilities; bleacheries; canneries; cold storage warehouses; electric and steam generating plants; electroplating; enameling; lacquering; lithographing; oil, coal and bone distillation; refineries; road test facilities; and weaving facilities
- Freight yards, freight terminals and transshipment depots
- Commercial service facilities, such as restaurants and fueling stations
- Alternative agricultural activities limited to barn weddings, barn wedding receptions, private barn receptions and corporate barn parties
- Breeding of Bengal cats and Bengal kittens
- Livestock facilities over 1,000 animal units

Earthmoving and mineral extraction uses

- Soil removal
- Mineral extraction operations

Public recreational facilities

- Archery sales and shooting ranges, bathhouses, beaches, boating, camps, concession stands, conservatories, driving ranges, golf courses, gymnasiums, ice boating, marinas, music halls, polo fields, pools, riding academies, stadiums and zoological and botanical gardens
- Commercial recreation facilities, such as arcades, bowling alleys, clubs, dance halls, driving ranges, gymnasiums, lodges, miniature golf facilities, pool and billiard halls, skating rinks and theaters

Energy conservation uses

- Wind energy conversion systems

Public gatherings (attendance greater than 500 persons for a one-day event and greater than 250 persons for a two-day or more event)

Commercial driveway and roadway access uses

Home occupations and professional home offices (in certain instances)

Group homes