

ZONING

425 Attachment 2

Town of Fulton

Appendix B. Criteria for Designation of Town of Fulton Lands in the Agricultural-Exclusive (A-E) and Agricultural-General (A-G) Zoning Districts

- (1) **Agricultural-Exclusive (A-E) Zoning District:** Lands in the Town of Fulton (hereafter "Town) Agricultural-Exclusive (A-E) Zoning District are those meeting all of the following criteria (A) – (C):

- (A) A primary use of agriculture, per *State of Wisconsin Statute Chapter 91 – Farmland Preservation* (hereafter "Statute"), or a current primary use other than agriculture but consistent with those primary uses allowable in Farmland Preservation Areas per Statute, and not identified for a primary use other than the aforementioned, per the *Town of Fulton Comprehensive Plan*, within 15 years of the date of adoption of the *Rock County Agriculture Plan: 2013 Update*;

- (B) Minimum tax parcel size of 20.0 acres;

[Note: Select other tax parcels of less than 20.0 acres that do not have legal access and/or are part of a lot that is 20.0 acres or greater and received a LESA score of 6.0 or greater, per (C) below, are also designated in the Town's A-E Zoning District.]

- (C) Land Evaluation and Site Assessment (LESA) Score of 6.0 or greater, in accordance with *Appendix C – Town of Fulton Land Use Suitability Evaluation (LUSE) System*, as contained herein.

[Note: Select other tax parcels with a LESA score of less than 6.0 that have traditionally received the State of Wisconsin Farmland Preservation Tax Credit are also designated in the Town's A-E Zoning District.]

- (2) **Agricultural-General (A-G) Zoning District:** Lands in the Town's Agricultural-General (A-G) Zoning District are those meeting all of the following criteria (A) – (C):

- (A) A principal use allowable as a permitted or conditional use in the Agricultural-General (A-G) zoning district, as identified in *Appendix A – Town of Fulton Zoning Districts – Permitted and Conditional Uses* herein;

- (B) Minimum tax parcel size of 10.0 acres;

- (C) Land Evaluation (LESA) Score or 5.9 or less, in accordance with *Appendix C – Town of Fulton Land Evaluation and Site Assessment (LESA) System*, as contained herein.