

EXHIBIT A
Ordinance to Amend Chapter 40 - Zoning of County Code of Ordinances

[NOTE: EXCERPTED FOR BREVITY—ONLY SECTIONS INCLUDED BELOW ARE TO BE AMENDED. WHEN BLUE (STRIKETHROUGH PRINT) IS USED IT INDICATES A DELETION AND WHEN RED (UNDERLINE PRINT) IS USED IT INDICATES AN ADDITION TO THE ORDINANCE.]

[...]

Table 40-38. Permitted and Conditional Uses, Working Lands and Open Space Zoning Districts

LAND USES	Farmland and Forest Preservation District (FP)	Open Lands, Agriculture, and Residential District (OAR)	Recreation and Public Open Space District (RPOS)	Farmland and Forest Holding District (FH)	Subject to Land Use Description and Performance Standards in:
Accessory dwelling unit	EP	P		EP	§ 40-265
Accessory residential structure	P	P	P	P	§ 40-265
Agricultural accessory use	P	P	P	P	§ 40-265
Agricultural home occupation	P/C ⁵			P/C ⁵	§ 40-265
Agriculture-related use	C	C		C	§ 40-265
Agricultural structure	P	P	P	P	§ 40-265
Agricultural use	P	P	P	P	§ 40-265
Airport, private use		C	C		§ 40-265
Animal waste storage facility	P	P		P	Ch. 12, arts. IV and V and § 40-265
Bed and breakfast establishment	C	C		C	§ 40-265
Campground or camping resort		C	C		§ 40-265
Commercial animal services and boarding	C	C		C	§ 40-265
Conservation neighborhood development		P			§ 40-265
Contractor's on-site equipment storage facility		P			§ 40-265
Contractor's project office		P			§ 40-265
Contractor's shop		P			§ 40-265
Family day care home (4—8 children)	P	P		P	§ 40-265
Farm residence (FP & FH)	p ²			P	§ 40-265
Filling and grading	P/€³	P/€³	P/€³	P/€³	§ 40-265}
Game farm	C	C	C	C	§ 40-265
Golf course, public or private		C	C		§ 40-265
Hobby farm	P	P	P	P	§ 40-265
Home Occupation, Major		C			§ 40-265
Home Occupation, Minor		P			§ 40-265
Hunting, fishing, or recreational shelter	C	P	C	P	§ 40-265
Indoor institutional use, Major	C	P	P	C	§ 40-265
Indoor institutional use, Minor	C	P	P	C	§ 40-265
Intermediate day care home (9—15 children)	C	C		C	§ 40-265
In-unit suite	EP	P		EP	§ 40-265
Keeping of farm animals	P	P	P	P	§§ 40-135, 40-265

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Light Manufacturing		C			§ 40-265
Livestock facility	P	P		P	Ch. 12, arts. IV and V and § 40-265
Nonfarm residence constructed before January 1, 2014 (FP & FH)	C ⁷			C	§ 40-265
Non Residential Principal Structure	P	P	P	P	§ 40-265
Non-metallic mineral extraction	C	C		C	§ 40-265
Outdoor commercial entertainment or recreation		C	C		§ 40-265
Outdoor institutional use	C	C	C	C	§ 40-265
Outdoor public recreation	C	P	P	C	§ 40-265
Outdoor wood furnace	P	P	P	P	§ 40-265
Personal Antenna or Tower	P ⁶ /C	P ⁶ /C	P ⁶ /C	P ⁶ /C	§ 40-265
Personal storage facility /mini-warehouse		C			§ 40-265
Pond	P	P	P	P	§ 40-265
Portable outdoor storage unit	P	P		P	§ 40-265
Private reception venue	C	C		C	§ 40-265
Public utility or service	P ⁴ /C	P ⁴ /C	P ⁴ /C	P ⁴ /C	§ 40-265
Replacement of existing manufactured/mobile home	P	P	C	P	§ 40-265
Sales of farm and forestry products	P	P	P	P	§ 40-265
Single-family dwelling (including manufactured homes meeting standards in section 40-265)		C	C		§ 40-265
Solar energy system, large	C	C	C	C	§ 40-265
Solar energy system, small	P	P	P	P	§ 40-265
Telecommunication facility	C	P	P	C	§ 40-265
Temporary occupancy of recreational vehicles	P	P	P	P	§ 40-265
Temporary standalone manufactured or mobile home	P	P		P	§ 40-265
Tents	P	P	P	P	§ 40-265
Trucking Facility		C			§ 40-265
Two-family dwelling		C			§ 40-265
Vehicle course or track	P	P	P	P	§ 40-265
Vehicle repair or maintenance service		C			§ 40-265
Wind energy system, large	C	C	C	C	§ 40-265
Wind energy system, small	P	P	P	P	§ 40-265

Notes:

² See section 40-234, the Shawano County Comprehensive Plan, and the applicable town comprehensive plan for siting and density policies for new residences. New farm residence only applies in the FP and FH zoning districts.

³ ~~Placement of between 18 and 199 cubic yards of fill is a permitted by right use that requires a land use permit. For lots 2 acres or less in size, placement of 200 cubic yards of fill or greater requires a conditional use permit. For lots greater than 2 acres in size, placement of 500 cubic yards of fill or greater require a conditional use permit. See section 40-265 for additional performance standards.~~

⁴³ If a transportation, utility, communication, or other use is required under state or federal law to be located in a specific place or is authorized to be located in a specific place under a state or federal law, that use shall be a permitted-by-right use. In other cases, such use shall require a conditional use permit.

⁵⁴ See section 40-265 for circumstances that require a conditional use permit for an "agricultural home occupation."
⁶⁵ Personal antennas or towers: If a tower or antenna is required under state or federal law to be located in a specific place or is authorized to be located in a specific place under a state or federal law, that use shall be a permitted-by-right use.
⁷⁶ A nonfarm residence only applies to the FP and FH zoning districts. See section 40-265 for zone change or conditional use options.

[...]

Table 40-39A. Dimensional, Yard, and Other Development Regulations, Working Lands and Open Space Zoning Districts

	FP Farmland and Forest Preservation District; FH Farmland and Forest Holding District	OAR Open Lands, Agriculture, and Residential District ⁷	RPOS Recreation and Public Open Space District
Minimum lot size ¹	1.5 acres ²	1.5 acres ²	1.5 acres ²
Minimum lot width (ft.) ¹	100	Option A: 290 ⁷ Option B: 100	100
<i>Development specifications</i>			
Maximum new residential development ratio or density ³	Maximum of 1 principal farm residence per lot; new nonfarm residences require rezoning per associated comprehensive plan policies	N/A	N/A
Maximum building height (ft.) ⁶	35	35	35
Minimum single-family dwelling livable area (sq. ft.)	500	500 (1,200 1,000 for two-family dwelling)	500
<i>Minimum required yards (ft.)⁴</i>			
Front yard or street yard (ft.)	See Table 40-39B	See Table 40-39B; Option A: Maximum 323 ft. between principal residential structure (does not include hunting/fishing shelter) and public road right-of-way centerline ⁸	See Table 40-39B
Interior side yard ⁵ (ft.)	10	10	10
Rear yard ⁵ (ft.)	25 10	25 10	25 10
Minimum distance between any building and wetland (ft.)	15 10	15 10	15 10
Minimum distance between any building and state natural area (ft.)	75	75	75

[...]

Table 40-68. Permitted and Conditional Uses, Residential Zoning Districts

Land Uses	R-R Residential-Rural District	A-R Agricultural-Residential District	R-S Residential-Sewered District	R-M Residential-Mixed District	Subject to Land Use Description and Performance Standards
Accessory dwelling unit	CP	CP	CP	CP	§ 40-265
Accessory residential structure	P	P	P	P	§ 40-265

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Agricultural structure	P	P			§ 40-265
Agricultural use	C	P			§ 40-265
Agricultural use, low intensity or hobby farm, pre-existing	P	P	P	P	§ 40-265
Agricultural accessory use	P	P			§ 40-265
Bed and breakfast establishment	C	C	C	P	§ 40-265
Boardinghouse				C	§ 40-265
Community living arrangement (1—8 residents)	P	P	P	P	§ 40-265
Community living arrangement (9—15 residents)	C	C	C	P	§ 40-265
Community living arrangement (16+ residents)				C	§ 40-265
Conservation neighborhood development		P			§ 40-265
Contractor's on-site equipment storage facility	P	P	P	P	§ 40-265
Contractor's project office	P	P	P	P	§ 40-265
Elderly or congregate residential facility	C	C	C	C	§ 40-265
Family day care home (4—8 children)	P	P	P	P	§ 40-265
Filling and grading	P/C ⁺	P/C ⁺	P/C ⁺	P/C ⁺	§ 40-265
Golf course, public or private	C	C	C	C	§ 40-265
Hobby farm	C	P			§ 40-265
Home occupation, major	C	C	C	C	§ 40-265
Home occupation, minor	P	P	P	P	§ 40-265
Indoor institutional, minor	C	C	C	P	§ 40-265
Intermediate day care home (9—15 children)	C	C	C	C	§ 40-265
In-unit suite	P	P	P	P	§ 40-265
Keeping of farm animals	C	P			§§ 40-135, 40-265
Manufactured home (not meeting single-family standards in section 40-265)				C	§ 40-265
Manufactured home park or mobile home park				C	§ 40-265
Multiple-family dwelling (3—7 units)				P	§ 40-265
Multiple-family dwelling (8—16 units)				C	§ 40-265
On-site real estate sales office	P	P	P	P	§ 40-265
Outdoor institutional	C	C	C	C	§ 40-265
Outdoor public recreation	P	P	P	P	§ 40-265
Outdoor wood furnace		P			§ 40-265
Personal antenna or tower	P ³ /C	P ³ /C	P ³ /C	P ³ /C	§ 40-265
Pond	C	C	C	C	§ 40-265
Portable outdoor storage unit	P	P	P	P	§ 40-265

Public utility or service	P/C ²	P/C ²	P/C ²	P/C ²	§ 40-265
Replacement of existing manufactured/mobile home	P	P	P	P	§ 40-265
Single-family dwelling (including manufactured homes meeting standards in section 40-265)	P	P	P	P	§ 40-265
Solar energy system, small	P	P	P	P	§ 40-265
Telecommunications facility	P	P	P	P	§ 40-265
Temporary occupancy of recreational vehicles	C	C			§ 40-265
Tent camping	P	P	P	P	§ 40-265
Temporary stand-alone manufactured or mobile home	P	P	P	P	§ 40-265
Tourist roominghouse (1—2 units)	P	P	P	P	§ 40-265
Tourist roominghouse (3—4 units)				P	§ 40-265
Two-family dwelling	C	C	P	P	§ 40-265
Vehicle repair or maintenance service		C			§ 40-265
Wind energy system, small	P	P	P	P	§ 40-265

Notes:

⁺ ~~Placement of between 18 and 199 cubic yards of fill is a permitted-by-right use that requires a land use permit. For lots two acres or less in size: placement of 200 cubic yards of fill or greater require a conditional use permit. For lots greater than two acres in size: placement of 500 cubic yards of fill or greater require a conditional use permit. See section 40-265 for additional performance standards.~~

²¹ If a transportation, utility, communication, or other use is required under state or federal law to be located in a specific place or is authorized to be located in a specific place under a state or federal law, that use shall be a permitted use. In all other cases, such a use shall require a conditional use permit.

²² Personal antennas or towers: If a tower or antenna is required under state or federal law to be located in a specific place or is authorized to be located in a specific place under a state or federal law, that use shall be a permitted-by-right use.

[...]

Table 40-69A. Dimensional, Yard, and Other Development Regulations, Residential Zoning Districts

	<i>R-R Residential-Rural District</i>	<i>A-R Agricultural-Residential District</i>	<i>R-S Residential-Sewered District</i>	<i>R-M Residential-Mixed District</i>
Minimum Lot Specifications				
Minimum lot size in conventional development ¹	0.5 acre	1.5 acres	SF: 8,000 sq. ft. TF/Other: 16,000 sq. ft.	POWTS: 1.5 acres PSS/PCWTS: SF: 8,000 sq. ft. TF/other: 16,000 sq. ft. MF: 16,000 sq. ft. for first 2 units + 6,000 sq. ft. for every unit thereafter MFH/MH park: Individual site: 6,000 sq. ft. Min. park size: 10 acres
Minimum lot size in conservation neighborhood development	N/A	POWTS: 34,000 square ft. PCWTS: SF = 12,000 sq. ft. TF/Other = 16,000 sq. ft.	N/A	N/A
Minimum lot width (ft.) ¹	100	100	SF: 60 TF/Other: 100	POWTS: 100 PSS/PCWTS: SF = 60

				TF/MF/Other = 100 MFH/MH park: 50
Development Specifications				
Maximum building height (ft.)	35	35	35	45
Minimum principal building livable area (sq. ft.)	SF: 900 500 TF: 1,200 1000	SF: 900 500 TF: 1,200 1000	SF: 900 500 TF: 1,200 1000	SF: 900 500 TF/MF: 600 500 sq. ft./DU MFH/MH park: N/A
Minimum Required Yards (ft.)¹				
Front yard or street yard	See Table 40-69B	See Table 40-69B	See Table 40-69B	See Table 40-69B MFH/MH park: from interior park service roads = 20
Interior side yard ⁴	12.5 percent of lot width (shall not be less than 5 ft. nor exceed 15 10 ft.)	12.5 percent of lot width (shall not be less than 5 ft. nor exceed 15 10 ft.)	12.5 percent of lot width (shall not be less than 5 ft. nor exceed 15 10 ft.)	12.5 percent of lot width (shall not be less than 5 ft. nor exceed 15 10 ft.)
Rear yard ⁴	25 10	25 10	25 10	25 10 MFH/MH park: 30 ft. between housing units
Minimum distance between any building and wetland	15 10	15 10	15 10	15 10
Minimum distance between any building and state natural area	75	75	75	75

Notes:

SF = Single-family dwelling.

TF = Two-family dwelling.

Other = All other land uses allowed in district.

MF = Multifamily dwelling.

MFH/MH park = Manufactured home/mobile home park.

DU = Dwelling unit.

POWTS: If lot is served by private on-site waste treatment system, or a PCWTS serving four or fewer lots.

PCWTS: If lot is served by public sanitary sewer service.

PCWTS: If lot is served by private community waste treatment system serving five or more lots.

¹ For lots that are less than 100 feet in width, a plat of survey and field demarcation by a professional land surveyor is required for buildings proposed to be within five feet of any minimum required yard or setback (see section 40-232(h) for further details).

² For storage sheds and other accessory buildings 200 square feet or less in gross floor area, a minimum five-foot rear and interior side yard shall instead be permitted. Structures 200 square feet or less in gross floor area do not require a land use permit except within the shoreland district.

[...]

Table 40-98. Permitted and Conditional Uses; Commercial, Industrial, and Mixed Use Zoning Districts

Land Uses	H Hamlet	C-C Commercial- Community District	C-G Commercial- General District	M Manufacturing	Subject to Land Use Description and Performance Standards
Accessory dwelling unit	C P				§ 40-265
Accessory nonresidential structure	P	P	P	P	§ 40-265
Accessory residential structure	P	P	P		§ 40-265
Adult use				P	§ 40-265
Airport, general aviation				C	§ 40-265

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Airport, private use		C	C		§ 40-265
Artisan workshop	P	P	P	P	§ 40-265
Asphalt or concrete rock crushing facility or batch/ready-mix plant		C	C	C	§ 40-265
Bed and breakfast establishment	P	C			§ 40-265
Boarding house	C	C	C		§ 40-265
Brewery	C	C	C	P	§ 40-265
Commercial animal services and boarding	C	C	P	P	§ 40-265
Commercial services	P	P	P	P	§ 40-265
Community living arrangement (1—8 residents)	P				§ 40-265
Community living arrangement (9—15 residents)	C				§ 40-265
Community living arrangement (16+ residents)	C				§ 40-265
Contractor shop	P	P	P	P	§ 40-265
Contractor's project office	P	P	P	P	§ 40-265
Contractor's on-site equipment storage facility	P	P	P	P	§ 40-265
Day care center	C	C	C		§ 40-265
Distribution center				C	§ 40-265
Drive-in or drive-through, including fueling	C	C	C	C	§ 40-265
Elderly and/or congregate residential facility	C	C	C		§ 40-265
Family day care home (4-8 children)	P				§ 40-265
Filling and grading	P/C [±]	P/C [±]	P/C [±]	P/C [±]	§ 40-265
Freight or bus terminal				C	§ 40-265
General manufacturing				C	§ 40-265
General temporary outdoor sales	P	P	P	P	§ 40-265
Home occupation, major	C	P	P		§ 40-265
Home occupation, minor	P	P	P		§ 40-265
Hotel, motel, or lodging resort	C	C	P		§ 40-265
Indoor commercial entertainment or recreation	P	P	P		§ 40-265
Indoor sales	P	P	P	P	§ 40-265
Indoor sales accessory to manufacturing use			P	P	§ 40-265
Indoor storage or wholesaling			C	P	§ 40-265
Intermediate day care home (9—15 children)	C				§ 40-265
In-unit suite	P	P	P		§ 40-265
Junk yard or salvage yard				C	§ 40-265
Light manufacturing		C	C	P	§ 40-265
Light manufacturing use accessory to indoor sales use	C	C	P	P	§ 40-265
Major indoor institutional		C	C	C	§ 40-265
Minor indoor institutional	P	P	P		§ 40-265
Multi use facility	C	P	P		§ 40-265
Multiple-family dwelling (3—7 units)	C	C			§ 40-265

Multiple-family dwelling (8+ units)		C			§ 40-265
Non-metallic mineral extraction		C	C	C	§ 40-265
Off-site parking lot	C	C	C	C	§ 40-265
Office	P	P	P	P	§ 40-265
On-site real estate sales office	P	P	P	P	§ 40-265
Outdoor commercial entertainment or recreation	C	C	C		§ 40-265
Outdoor display incidental to indoor sales use	P	P	P	P	§ 40-265
Outdoor institutional	C	P	P		§ 40-265
Outdoor public recreation	P	P	P	C	§ 40-265
Outdoor sales, display, or repair	C	C	C	C	§ 40-265
Outdoor storage or wholesaling				C	§ 40-265
Personal antenna or tower	C				§ 40-265
Personal storage facility/mini-warehouse	C	C	C	P	§ 40-265
Pond	C	C	C	C	§ 40-265
Portable outdoor storage unit	P	P	P	P	§ 40-265
Private reception venue	C				§ 40-265
Public utility or service	P ² /C	P ² /C	P ² /C	P ² /C	§ 40-265
Replacement of existing manufactured/mobile home	P	P	P	P	§ 40-265
Research and development	C	C	C	P	§ 40-265
Restaurant	P	P	P		§ 40-265
Sales of farm and forestry products	P	P	P	P	§ 40-265
Salvage transfer site		C	C	C	§ 40-265
Shipping containers		C	C	P	§ 40-265
Single-family dwelling (including manufactured homes meeting standards in section 40-265)	P	C	C	C	§ 40-265
Solar energy system, small	P	P	P	P	§ 40-265
Solar energy system, large		C	C	P	§ 40-265
Telecommunications facility	P	P	P	P	§ 40-265
Temporary stand-alone manufactured or mobile home	P				§ 40-265
Tourist rooming house	P	P	P	P	§ 40-265
Trucking facility		P	P	P	§ 40-265
Two-family dwelling	P	C			§ 40-265
Vehicle course or track		C	C		§ 40-265
Vehicle repair or maintenance service	C	C	P	P	§ 40-265
Waste disposal/composting operation				C	§ 40-265
Wind energy system, large		C	C	C	§ 40-265
Wind energy system, small	P	P	P	P	§ 40-265

¹ Placement of between 18 and 199 cubic yards of fill is a permitted by right use that requires a land use permit. For lots two acres or less in size, placement of 200 cubic yards of fill or greater require a conditional use permit. For lots greater than two acres in size, placement of 500 cubic yards of fill or greater may require a conditional use permit. See section 40-265 for additional performance standards.

² If a transportation, utility, communication, or other use is required under state or federal law to be located in a specific place or is authorized to be located in a specific place under a state or federal law, that use shall be a permitted use. In all other cases, such a use shall require a conditional use permit.

[...]

Table 40-99A. Dimensional, Yard, and Other Development Regulations; Commercial, Industrial, and Mixed Use Zoning Districts

	H Hamlet	C-C Commercial- Community District	C-G Commercial- General District	M Manufacturing
<i>Minimum lot specifications</i>				
Minimum lot size (sq. ft. except where indicated) ¹	POWTS: 20,000 PSSS/PCWTS: 6,000	POWTS: 1.5 acres PSSS/PCWTS: 12,000	POWTS: 1.5 acres PSSS/PCWTS: 20,000	POWTS: 1.5 acres PSSS/PCWTS: 20,000
Minimum lot width (ft.) ¹	POWTS: 80 PSSS/PCWTS: 60	POWTS: 125 PSSS/PCWTS: 80	POWTS: 125 PSSS/PCWTS: 100	POWTS: 125 PSSS/PCWTS: 100
<i>Development Specifications</i>				
Maximum building height (ft.)	35	45	60	80
Minimum principal building livable area	SF: 900 500 TF: 1,200 1,000	SF: 900 500 TF: 1,200 1,000	900 500	900 500
<i>Minimum Required Yards (ft.)³</i>				
Front yard or street yard	See Table 40-99B	See Table 40-99B	See Table 40-99B	See Table 40-99B
Interior side yard ⁴	5 12.5 percent of lot width (shall not be less than 5 ft. nor exceed 10 ft.)	10 ⁴	10 ⁴	10 ⁴
Rear yard ⁴	15 10 ⁴	25 15 ⁴	15 ⁴	15 ⁴
Minimum distance between any building and to wetland	15 10	50	50	50
Minimum distance between any building and state natural area	75	75	75	75

Notes:

SF = Single-family dwelling.

TF = Two-family dwelling.

POWTS: If lot is served by private on-site waste treatment system, or PCWTS servicing four or fewer lots.

PSSS: If lot is served by public sanitary sewer service.

PCWTS: If lot is served by private community waste treatment.

¹ For lots created before the effective date of this chapter April 19, 2011, see section 40-199.

² Within the H Hamlet District, the maximum gross floor area per building is 10,000 square feet.

³ For lots that are less than 100 feet in width, a plat of survey and field demarcation by a professional land surveyor is required for buildings proposed to be within five feet of any minimum required yard or setback (see section 40-232(h) for further details).

⁴ For storage sheds and other accessory buildings 200 square feet or less in gross floor area, a five-foot minimum rear and interior side yard setback shall instead be permitted. Structures ~~150~~200 square feet or less in gross floor areas do not require a land use permit except within the shoreland area.

[...]

Sec. 40-129. Permitted adjustments to minimum dimensional standards.

[...]

- (7) Fences, walls or hedges located within the minimum required front or street yard shall not exceed 3 ½ feet in height regardless of zoning district, or 2 ½ feet within the visual clearance triangle (as described in section 40-131(d)) ~~shall not exceed 3½ feet in height regardless of zoning district~~. Minimum required yards can be found in the dimensional standard charts following each zoning district.

[...]

Table 40-131A. Numerical Parking Space Standards by Land Use Type

Land use	Number of Required Parking Spaces
Agricultural/Rural Principal/Accessory Land Uses	

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Agriculture-related use	One parking space per employee on the largest work shift or one space for every 200 square feet of product display area
<i>Residential Principal Land Uses</i>	
All types of dwellings	Two spaces per dwelling unit
<i>Elderly and/or Congregate Residential Facility</i>	
Nursing home	One space per six patient beds, plus one space per employee on the largest work shift
Monastery or convent	One space per six residents, plus one space per employee on the largest work shift, plus one space per five chapel seats if the public may attend
Assisted living facility or retirement community	One space per dwelling unit
Other elderly or congregate residential facility	One space per six residents or patient beds, plus one space per employee on the largest work shift
Community living arrangement	One space per every four residents of licensed occupancy
<i>Civic and Institutional Principal Land Uses</i>	
Outdoor public recreation	One space per every four persons at maximum capacity for any use requiring over five spaces. Additional paved, gravel, or grass area for overflow parking may be required for occasional outdoor assembly land uses (i.e., special events) located on outdoor public recreation sites.
<i>Indoor Institutional Uses (Major and Minor)</i>	
Religious institution	One space per five seats at the maximum capacity
Community or recreation center	One space per 250 square feet of gross floor area, or one space per four persons at maximum capacity, whichever is greater
Funeral home	One space per three patron seats at maximum capacity
Hospital or clinic	Two spaces per three patient beds, plus one space per staff doctor and each other employee on the largest work shift
Library or museum	One space per 250 square feet of gross floor area or one space per four seats at maximum capacity, whichever is greater
Elementary and middle school	One space per teacher and per staff member, plus one space per two classrooms
College or trade school	One space per staff member on the largest work shift, plus one space per two students of the largest class attendance period
Senior high school	One space per teacher and staff member, plus one space per five non-bused students
All other indoor and outdoor institutional uses	One space per three persons at maximum capacity
<i>Retail, Service, and Recreational Principal Uses</i>	
Tourist rooming house	One space per bedroom
Hotel, motel, or lodging resort	One space per room, suite, or cabin, plus one space for every employee on the largest work shift
Bed and breakfast establishment	One space per bedroom
Boarding house	One space per room for rent, plus one space for each employee on the largest work shift
Golf course, public or private	One space per every four expected patrons at maximum capacity for any use requiring over five spaces
Campground or camping resort	Two motor vehicle spaces per campsite
Office	one space per 300 square feet of gross floor area in the principal building(s)
Commercial services	One space per 300 square feet of gross floor area in the principal buildings
Indoor sales	One space per 300 square feet of gross floor area in the principal buildings
Outdoor sales, display, or repair	One space per 300 square feet of gross floor area in the principal buildings, plus one space per 2,000 square feet of outdoor sales or display area

Drive-in or drive-through, including fueling	One space per 150 square feet of gross floor area in the principal buildings
Vehicle repair or maintenance service	One space per 300 square feet of gross floor area in the principal buildings, plus adequate parking for the storage of vehicles awaiting service or pick-up
Restaurant	One space per 150 square feet of gross floor area in the principal buildings
Indoor commercial entertainment or recreation	One space per every three patron seats or one space per three persons at maximum capacity, whichever is greater
Outdoor commercial entertainment or recreation	One space per every three persons at maximum capacity
Game farm	One space per every three persons at maximum capacity
Day care center	One space per every six persons at maximum capacity, plus one space for each employee on the largest work shift
Private reception venue	One space per three persons at maximum capacity
Commercial animal services and boarding	One space per every 1,000 square feet of gross floor area
Adult use	One space per every 300 square feet of gross floor area in the principal buildings or one space per person at maximum capacity, whichever is greater
Junk yard or salvage yard	One space for every 20,000 square feet of gross storage area, plus one space for each employee on the largest work shift
Vehicle course or track	One space per every three persons at maximum capacity
<i>Utility, Communication, and Transportation Principal Uses</i>	
Public utility or service	One space for each employee on the largest work shift, plus one space per company vehicle normally stored or parked on the premises, plus one space per every 500 gross square feet of office area
Airport or landing strip	One space for each employee on the largest work shift, plus one space for every five passengers based on average daily ridership
Waste disposal/composting operation	One space for each employee on the largest work shift
<i>Industrial Principal and Accessory Uses</i>	
All industrial land uses	One space for each employee on the largest work shift
Indoor sales accessory to manufacturing use	One additional space per every 300 square feet of gross floor area devoted to the retail sales activity

[...]

Sec. 40-232. Land use permits; review procedure and standards.

[...]

- (b) *Applicability.* Except as exempted under subsection (c) of this section, a land use permit is required from the zoning administrator in the following instances:
- (1) Before any structure, as defined in section 40-265, is erected, affixed, moved, or structurally altered.
 - (2) Before any change of land use of an existing site or structure. ~~is changed, or any substantial alteration in the heating plant, sanitary facilities, or mechanical equipment that would affect a change of an existing site's or structure's use.~~
 - (3) Before any sign is erected, affixed, moved, or structurally altered except those signs allowed without a permit in section 40-155.
 - (4) Before any conditional use permit granted under this chapter commences (if applicable). ~~operation.~~
 - (5) Before the commencement of any structural modification or structural repair of an existing nonconforming structure, or to a structure housing a nonconforming use.
 - (6) Before any replacement of a new manufactured or mobile home in an existing manufactured/mobile home park.
 - (7) For any small wind energy system or a large wind energy system.

~~(9) Before any placement of 18 cubic yards of fill or greater on a parcel.~~

(98) For all planned unit development projects, in accordance with an approved general development plan (see section 40-230(b)(11)).

~~(109)~~ For certain activities and facilities described under county livestock waste management regulations, private on-site wastewater treatment system regulations, and other adopted county regulations in which issuance of a land use permit is specified, except as may be limited under Wis. Admin. Code ch. ATCP 51.

~~(104)~~ For any small solar energy system or a large solar energy system.

~~(112)~~ Before any pond is constructed or dredged. If a conditional use permit for a pond is granted, no additional land use permit is required.

(c) *Exemptions.* No land use permit is required for any of the following instances:

(1) For the establishment of any ~~accessory building~~ minor structure 200 square feet of floor area or less, or for an addition to a minor structure where the total square footage of the entire structure does not exceed 200 square feet of floor area. Except where a riparian minor structure, or shoreland land use permit is required per Article X of Chapter 40. Minor structures must meet all applicable setback standards. depending on the specific zoning district of such lands, provided that such building conforms to all applicable zoning district, minimum required yard, and other standards of this chapter.

(2) For agricultural structures that are not for human habitation, not permanently affixed to the ground, and readily removable in their entirety, provided that such structures are located outside of the shoreland zone and that they are not roadside stands or signs (e.g., calf hutches).

(3) For any modification to an existing telecommunications facility, including collocation, that increases its height or width by 20 feet or fewer.

~~(4) For filling and grading, which meet the performance standards of filling and grading (land use), as defined in section 40-265.~~

[...]

Sec. 40-233. Variances; review procedure and standards.

(a) *Purpose.* The purpose of this section is to provide regulations that enable the county board of adjustment to hear and decide requests for permitted variation from the terms of this chapter as will not be contrary to the public interest; where owing to special factors, a literal enforcement of the provisions of this chapter would result in practical difficulty or unnecessary hardship, so that the spirit of this chapter shall be observed, public safety and welfare secured, and substantial justice done; as provided by state law and applicable case law. NOTE: A variance for a parcel cannot establish a land use which is already not permitted or permissible under the current zoning district, hence a use variance is not allowed.

[...]

Sec. 40-265. Definitions; land use descriptions; performance standards.

[...]

Accessory dwelling unit (land use) means an accessory dwelling unit is a dwelling unit established in conjunction with and clearly subordinate to the principal dwelling unit. An accessory dwelling unit may contain a separate kitchen, dining area, bathroom, living area, sleeping area, laundry facilities, attached garage and recreation areas, including exterior porches, patios, decks, and parking areas. The primary difference between an "in-unit suite" and an "accessory dwelling unit" is that an in-unit suite must be physically connected to the principal dwelling unit while an accessory dwelling unit shall be a stand-alone structure. Each of the two uses is subject to different performance standards. The accessory dwelling unit use shall meet the following performance standards:

(1) In the FP zoning district, an accessory dwelling unit must also meet the requirements for a farm residence defined in this section, and may only be occupied by a parent or child of the farmer if so required by the associated town board.

- (2) The accessory dwelling unit shall not be a travel trailer, recreational vehicle, camping unit, mobile home, bus, truck storage container, park model or similar manufactured unit which was not originally intended to be used for permanent residence.
- (3) The accessory dwelling unit shall be serviced by its own private on-site wastewater treatment system and shall minimally constitute one bedroom under Wis. Admin. Code ch. SPS 383.
- (4) The accessory dwelling unit shall not ~~exceed 50 percent of the livable area of the principal dwelling unit and shall not exceed 1,000 square feet in area.~~
- (5) There shall be no more than one accessory dwelling unit allowed per lot.
- ~~(6) The owner of the lot shall live in either the principal or accessory dwelling unit as their primary residence. For the purpose of this standard, the term "primary residence" means occupancy by the property owner for no less than 180 days per calendar year.~~
- ~~(7) Access for vehicle ingress and egress shall share the same legal access onto the public road as the primary dwelling unit. No new access shall be established for the accessory dwelling unit however a separate address shall be required.~~
- ~~(8) No accessory dwelling unit shall be sold as a separate condominium unit, on a separate lot, or otherwise transferred separately from the principal dwelling unit on the lot.~~
- ~~(9) To ensure continued compliance with the performance standards in this section, a registration of the accessory dwelling unit shall be filed and recorded with the county register of deeds. The notice to title shall run with the land and serve as notice to all future purchasers/owners of the subject property of the presence of the accessory dwelling unit and applicable restrictions regarding accessory dwelling units contained within this chapter. The notice shall state: "An accessory dwelling unit as defined and permitted under this chapter is located on the subject property. The accessory dwelling unit may only be used for human habitation subject to parameters set forth in the chapter. Additionally, the accessory dwelling unit cannot be conveyed separately from the subject parcel."~~

[...]

Bed and breakfast establishment (land use) means an indoor lodging facility that provides breakfast only to paying lodgers and that is licensed as a bed and breakfast under state law. Such land uses may provide indoor recreational facilities and passive outdoor recreation facilities, such as docks and gardens, for the exclusive use of their customers. Restaurants and other on-site facilities available to non-lodgers are not considered accessory uses, but instead are considered additional principal uses that may require separate land use reviews. This category does not include any "hotel, motel, or lodging resort," ~~"tourist roominghouse"~~ or "boardinghouse," which are separately listed and regulated. This use shall meet the following performance standards:

- (1) No premises shall be utilized for a bed and breakfast unless there are at least two exits to the outdoors from such premises.
- (2) The dwelling unit in which the bed and breakfast takes place shall be the principal residence of the operator/owner and the operator/owner shall live on the premises when the bed and breakfast is active, as required under state law and rules.
- (3) The maximum stay for any occupants of a bed and breakfast establishment shall be 31 consecutive days.
- (4) All such facilities shall be required to obtain a license to serve liquor, if applicable.
- (5) The private on-site wastewater treatment system shall meet the provisions of Wis. Admin. Code ch. SPS 383.
- (6) In the FP zoning district, the bed and breakfast establishment must meet the standards set forth in this section for an agricultural accessory use.

Boardinghouse (land use) means any residential use renting rooms that do not contain private bathroom facilities. This category does not include any "hotel, motel, or lodging resort," ~~"tourist roominghouse,"~~ "bed and breakfast establishment," or "multiple-family dwelling," which are separately listed and regulated. This use shall meet the following performance standards:

- (1) The planning, development, and zoning committee may require a landscaped bufferyard in the yard where the use abuts a residential use or a residential zoning district, per the standards in section 40-132(a).
- (2) All boardinghouses shall be located in general areas of transition from residential land uses to nonresidential land uses.

[...]

Campground or camping resort (land use) means a campground is any premises designed, maintained, intended, or used for the purpose of providing camp sites for overnight, temporary sleeping accommodations for recreation or travel by persons paying a fee. Campgrounds include sites that accommodate portable camping units. Camping units within campgrounds may not be placed on or attached to a permanent foundation or structure at the camp site, except that attachment to an approved sewage disposal system or to an approved water supply system is permitted. A camping resort is similar to a campground, except that camping resorts include sites that may accommodate a variety of both portable and permanent/semi-permanent camping units. Camping units and other structures within camping resorts may be placed on or attached to a permanent foundation or structure at the camping resort, including attachment to an approved sewage disposal system or to an approved water supply system. These uses shall meet the following performance standards:

- (1) In addition to the submittal information required under section 40-232(d)(8), the application for conditional use permit and land use permit shall include the following information:
 - a. A written description of the proposed operation, including proposed months of operation; desired types of camping units; other ancillary uses proposed for the site; and assurances that the campground will be developed and operated in accordance with all approved plans.
 - b. A campground or camping resort plan maps, drawn to scale, and including the proposed layout; location of camp sites, roads, parking areas, site boundaries; topography lines; minimum required yards; existing and proposed buildings and other structures; common recreational facilities; water supplies; sanitary waste disposal systems; grading plan and stormwater management system; covered refuse storage areas; existing natural features including waterways, wetlands, floodplains, and shoreland areas; existing and proposed vegetation and recreation areas, and any other information the zoning administrator shall deem necessary. Professional engineering assistance is encouraged in such design, especially of access roadways, camping unit siting, site grading and stormwater management, and utility placement.
- (2) Camping units shall not be occupied by the same party for periods of time longer than six continuous months in any 12-month period, except as may be further limited by state law and rules.
- (3) Campground or camping resort shall have direct access to a public road, with no more than two camp road access points to each abutting public road for the first 100 camp sites, plus one additional access for each 100 sites thereafter.
- (4) Camp sites and access roads shall be located, graded, and maintained so as to provide each site with positive site drainage and be free from flooding and control dust.
- (5) Minimum lot size for any campground or camping resort established after April 19, 2011, shall be ten acres.
- (6) Maximum gross density shall be eight individual camp sites per acre. No more than ten percent of the site used in the calculation of maximum density shall include floodplains or wetlands. Campgrounds that existed prior to April 19, 2011, and that have a gross density greater than eight camp sites per acre may expand the number of camp sites only if additional, contiguous acreage is added to the campground such that the existing density is not exceeded.
- (7) Each individual camp site shall have sufficient area for one camping unit on that site, with at least a 15-foot minimum yard between the camping unit and the site access roadway, and ten feet to any side or rear camp site lot line. In the absence of readily definable lot lines, a ten-foot minimum required yard shall be maintained between the nearest part of the camping unit and any adjacent camping unit. Individual camp sites shall have at least 30 feet of width and 40 feet of depth. ~~Such standards shall also apply to allowed tourist roominghouses in approved camping resorts.~~
- (8) Separate areas may be designated as a campground for group camping in tents. Within each group camping area, no more than 20 tents containing no more than 80 persons per acre shall be permitted. The group camping area must be provided with proper sanitary service as required by state law.

- (9) Each campground or camping resort may have one single-family dwelling for the private use and occupation of the owners or caretakers of the campground.
- (10) Each campground or camping resort may, for only those persons camping on site, provide for purchases of sundry supplies, cooked meals, and drinks, including alcoholic beverages, if so licensed by the town.
- (11) Each campground or camping resort may accommodate common recreational facilities and amenities such as swimming pools, tennis courts, and other similar facilities.
- (12) New or expanded campgrounds or camping resorts may be required to provide a landscaped bufferyard in the yard where the use abuts a residential use or a residential zoning district per the requirements of section 40-132(a).
- (13) Each campground or camping resort established after April 19, 2011, shall provide a minimum of 200 square feet per camping unit or one continuous acre of common recreation open space, whichever is greater. Yard areas within minimum required setbacks around the perimeter of the campground and land within landscaped transitional yards may not be counted towards meeting this requirement. ~~Such standards shall also apply to allowed tourist roominghouses in approved camping resorts.~~
- (14) Each campground or camping resort shall be maintained under a common ownership so that responsibility can be easily placed for cleaning of common facilities such as water supply, sewage disposal station, toilet, laundry, and washrooms, and refuse areas, and for enforcement of camp site cleanliness.
- (15) For any areas of a camping resort designated for or occupied by mobile/manufactured homes, camping cabins, park models, yurts, or other permanent or semi-permanent units, ~~including any dwellings that meet the definition of a tourist roominghouse,~~ there shall be a minimum 40-foot landscaped transitional yard between the exterior boundaries of such areas and any adjacent properties and public roads.
- (16) Each campground and camping resort shall comply with all state regulations applicable to campgrounds, except as may be permitted through other licenses or approvals from the state.
- (17) In addition to any state required license fee, each operator of a campground or camping resort shall provide the county with an annual fee to enable the county to confirm compliance with the standards of this chapter and fulfill state reporting requirements.

[...]

Filling and grading (land use) means the filling, grading, lagooning or dredging of ~~material. 18 cubic yards or greater of material.~~ This category does not include non-metallic mineral extraction or ponds which are listed separately and regulated. Such temporary land use/activity shall be subject to the following performance standards:

- (1) No filling, grading, lagooning, or dredging that would result in substantial detriment to navigable waters by reason of erosion, sedimentation, impairment of fish and aquatic life, or which would obstruct flood flows or increase flood stages, shall be permitted.
- (2) Where applicable, a state permit when required by state statutes or other applicable state regulations shall be obtained prior to any filling, grading, lagooning, or dredging activity.
- (3) Filling or grading within 300 feet of the ordinary high-water mark of a navigable body of water may require a shoreland ground disturbance permit. See Article X Shoreland-Wetland Zoning for requirements.
- (4) Filling or grading may not occur inside a wetland without Wisconsin DNR approval.
- (5) Wetlands can be hard to identify and may require a wetland ID or delineation to determine the wetland boundary prior to filling or grading in the vicinity. These services are provided by a 3rd party.
- ~~(3) Placement of 18 cubic yards of fill or greater requires a land use permit. Placement of 200 cubic yards of fill or greater on parcels two acres or less in size requires a conditional use permit. Placement of 500 cubic yards of fill or greater on parcels greater than two acres in size requires a conditional use permit.~~
- ~~(4) Placement of fill for the following purposes is exempt from the permit requirement:~~

~~a. Under a slab or inside the confines of a structure as part of a permitted construction project.~~

~~b. Construction or maintenance of residential driveways or parking areas.~~

~~(5) Transfer of fill from another portion of the existing parcel or from parcels in contiguous common ownership are exempt from permit requirements.~~

[...]

Hotel, motel, or lodging resort (land use) means a land use that provides five or more overnight units on one lot or on contiguous lots, including groups of individual cabins, rooms, or suites of rooms, with each cabin, room, or suite having a private bathroom. Such land uses may provide in-room kitchens and may also provide indoor and outdoor recreational facilities for the exclusive use of their customers. Restaurants, arcades, fitness centers, and other on-site facilities available to non-lodgers are not considered accessory uses, but instead are considered additional principal uses that may require separate land use reviews. This category does not include any bed and breakfast establishment, ~~tourist roominghouse~~ or boardinghouse, which are separately listed and regulated. This use shall meet the following performance standards:

- (1) If located on a side of the building that is adjacent to residentially zoned property, aside from cabins, no customer entrance shall be permitted within 100 feet of that residentially zoned property.
- (2) The planning, development, and zoning committee may require a landscaped bufferyard in the yard where the use abuts a residential use or a residential zoning district, per the standards in section 40-132(a).

[...]

In-unit suite (land use) means a living quarters established in conjunction with, and attached and clearly subordinate to and part of, the principal dwelling unit on a lot. The in-unit suite may contain a separate kitchen, bathroom, dining, laundry, living, sleeping, and recreation areas. The primary differences between an in-unit suite and an accessory dwelling unit is that an in-unit suite must be physically connected to the principal dwelling unit while an accessory dwelling unit may be a stand-alone unit and each use is subject to different performance standards. Each in-unit suite use shall meet the following performance standards:

- (1) The principal dwelling unit shall be a single-family dwelling, ~~and the overall building and lot shall maintain the appearance of a single family building and lot.~~
- (2) A separate address for the in-unit suite is not permitted.
- (3) The in-unit suite shall share utility connections and meters with the principal dwelling unit.
- (4) Separate access to the outdoors or garage may be provided.
- (5) A physical all-weather connection between the principal dwelling unit and the in-unit suite shall be present. A door may be used to separate the in-unit suite from the rest of the principal dwelling unit. Connection must meet all State of Wisconsin Uniform Dwelling Code Standards as applicable.
- (6) In the FP zoning district, the in-unit suite must also meet the requirements for a farm residence in this section, and may only be occupied by a parent or child of the farmer if so required by the associated town board.
- (7) The in-unit suite shall not be a travel trailer, recreational vehicle, camping unit, mobile home, bus, truck storage container, park model or similar manufactured unit which was not originally intended to be used for permanent residence.

(8) The in-unit suite shall not exceed 1,000 square feet.

[...]

Single-family dwelling (land use) means a dwelling unit designed for, converted to, or occupied by one family and not attached to another dwelling unit. This land use category does not include mobile homes (see that term in this section), but it does include manufactured homes as described in this section if the manufactured home meets the following regulations that are applicable to all single-family dwellings. This land use category does not include uses that meet the description of a "~~tourist roominghouse~~," "farm

residence," or "nonfarm residence," though such uses may be subject to similar performance standards under this chapter. This use shall meet the following performance standards:

- (1) The dwelling must be attached to a finished, permanent foundation.
- (2) The narrowest horizontal dimension of the building shall be not less than 20 feet.
- (3) The minimum livable area shall be exclusive of an attached garage, carport, or open deck. The minimum livable area is designated in the development specifications table of each zoning district.
- (4) The dwelling shall include a roof pitch of at least three feet in rise for every 12 feet in run, except by conditional use permit.
- (5) An acceptable sewage treatment or disposal system meeting the requirements of all applicable state regulations and the county sanitary regulations shall be provided.
- (6) For manufactured homes, all wheels, axles, transportation lights, and other related towing apparatuses shall be removed.

[...]

~~*Tourist roominghouse* (land use) means a lodging place, cabin, house, or cottage available for overnight, weekend, or weekly stays by paying guests and having up to four separate living units. This category does not include any "hotel, motel, or lodging resort," "bed and breakfast establishment," or "boardinghouse," which are separately listed and regulated. This use shall meet the following performance standards:~~

- ~~(1) No recreational vehicle or tent may serve as a tourist roominghouse or any component of a tourist roominghouse.~~
- ~~(2) The building must be attached to a finished, permanent foundation.~~
- ~~(3) The narrowest horizontal dimension of the building shall be not less than 20 feet.~~
- ~~(4) The minimum gross floor area shall be not less than 900 square feet, exclusive of an attached garage, carport, or open deck. The building shall include a roof pitch of at least three feet in rise for every 12 feet in run, except by conditional use permit.~~
- ~~(5) An acceptable sewage treatment or disposal system meeting the requirements of all applicable state regulations and the county sanitary regulations shall be provided.~~
- ~~(6) The appearance or use of the tourist roominghouse shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, odors, dust or vibrations that carry beyond the premises.~~
- ~~(7) Signage shall be in accordance with article VI of this chapter.~~
- ~~(8) Must have a permit from the state and shall adhere to all applicable provisions of Wis. Admin. Code ch. DHS 195. In the event that provisions of this subsection are in conflict with the provisions of Wis. Admin. Code ch. DHS 195, the provisions of Wis. Admin. Code ch. DHS 195 shall prevail.~~

[...]

~~*Truck farming* means a farm where produce is grown to be marketed.~~

[...]