

R-2 Zoning

~~Minimum Width. Eighty (80) feet.~~

~~Minimum Depth. Eighty (80) feet.~~

~~Minimum Yards. Front - Section 11.07(d)2. Rear - 25 feet. Side - 10 feet each.~~

~~Maximum Principal Building Height. Three (3) stories or thirty-five (35) feet. [4/21/87, Ord. 87-03]~~

~~Maximum Accessory Building Height. Section 11.07(b)1. [4/2/87, Ord. 87-03]~~

~~Maximum Lot Coverage By Buildings. Maximum lot coverage by principal and accessory structures not to exceed thirty (30) percent of existing lot area. [4/16/85, Ord. No. 85-4]~~

2. R-2 - RESIDENTIAL - UNSEWERED [title - 2/14/84, Ord. No. 83-20]

Purpose. To identify non-farm residential areas not served by public sewer. To be applied only within the urban service areas, limited service areas, and rural hamlet areas described in the Jefferson County Agricultural Preservation and Land Use Plan. To ensure that, when used within urban service areas or limited service areas, that the establishment of unsewered development does not unreasonably inhibit future public sewer service. To protect residential neighborhoods by prohibiting uses which will not mix well with homes. [am. 2/8/00, Ord. No. 99-28; am. 3/13/12, Ord. 2011-28]

Principal Uses. [12/21/82, Ord. No. 11]

- a. Single family detached home.
- b. Parks, conservancy areas.
- c. Group homes in single family dwellings, 8 or fewer occupants.

Accessory Uses. [12/21/82, Ord. No. 11]

- a. Garage, residential.
 - b. Residential accessory uses.
 - c. Home occupation, accessory. [am. 3/13/12, Ord. 2011-28]
 - d. Professional home office. [am. 3/13/12, Ord. 2011-28]
 - e. Child care provided in a residence.
 - f. Local utilities.
 - g. Household pets. (Kennels separately defined, not included here.)
 - h. Growing of field crops.
- [Re-lettered 3/13/12, Ord. 2011-28]

Conditional Uses. [12/21/82, Ord. No. 11]

- a. Church.
- b. School.
- c. Mobile home on foundation.
- d. Mobile home park (including sales of mobile homes associated with park operation)
- e. Multiple dwelling unit structures, established as a planned development, with overall density not exceeding five dwelling units per acre.
- f. Duplex.
- g. Rest home; nursing home.
- h. Day care centers.
- i. Group homes, 9 or more occupants.
- j. Extensive on-site parking or storage.
- k. Non-local utilities.
- l. Public and semi-public uses.
- m. Keeping of dogs as household pets on a non-commercial basis in excess of two per premises.
- n. Raising/keeping of farm animals provided that parcels are at least 2 acres and provided that the number

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- of animals will not exceed one animal unit per one acre. [am. 2/8/00, Ord. 99-28]
o. Private airstrips when lands are adjacent to an FAA-approved airport.

Minimum Lot Area. Appendix A.

Minimum Width. One hundred (100) feet.

Minimum Depth. One hundred fifty (150) feet.

Minimum Yards. Front - Section 11.07(d)2. Rear - 40 feet. Side - 15 feet each.

Maximum Principal Building Height. Three (3) stories or thirty-five (35) feet. [4/21/87, Ord. No. 87-03]

Maximum Accessory Building Height. Section 11.07(b)1. [4/21/87, Ord. No. 87-03]

Maximum Lot Coverage By Buildings. Maximum lot coverage by principal and accessory structures not to exceed thirty (30) percent of existing lot area. [4/16/85, Ord. No. 85-04]

3. R - BUSINESS [title - 2/14/84, Ord. 83-20]

Purpose. To identify areas appropriate for non-agricultural commercial use located within the urban service areas or limited service areas as described in the Jefferson County Agricultural Preservation and Land Use Plan. [am. 2/9/00, Ord. No. 99-28; am. 3/13/12, Ord. 2011-28]

Principal Uses. [12/21/82, Ord. No. 11]

- a. General merchandise stores.
- b. Food stores.
- c. Building materials, hardware, garden supplies.
- d. Automotive dealers, mobile home dealers.
- e. Fuel dealers.
- f. Service stations and repair shops.
- g. Apparel and accessory stores.
- h. Furniture, home furnishings and equipment.
- i. General retail establishments.
- j. Finance, insurance and legal services.
- k. Real estate offices.
- l. Personal services establishments.
- m. Business services.
- n. Repair services.
- o. Business association offices.
- p. Civic, social and fraternal associations.
- q. Churches.
- r. Other professional services
- s. Community buildings (local government owned).
- t. Community garages and storage facilities (local government owned).
- u. Communication services.
- v. First Amendment Protected Adult-Oriented Establishments [Created 06/21/05, Ord. No. 2005-10]

Accessory Uses. [12/21/82, Ord. No. 11]

- a. Local utilities.
- b. R-1 Accessory Uses associated with a residence allowed in this district.

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- f. Camping occupancy of camping trailers or similar vehicles, provided that the vehicle is of a type recognized by HFS 178 of the Wisconsin Administrative Code and is under 400 square feet in area, that length of occupancy shall not exceed 14 days in any one continuous period nor more than 30 days cumulatively over any 12-month period and provided that the unit is neither skirted nor connected to any porch except for essential steps or ramps. [12/21/82, Ord. No. 11]
- g. Local utilities. [12/21/82, Ord. No. 11]

No accessory structure may be used for human occupancy. All sanitary requirements shall be complied with and, during flood stage periods, all such units shall be removed from designated hazard areas. [12/21/82, Ord. No. 11]

Conditional Uses.

- a. Water related business (marinas, boat, bait, gift shops, taverns, restaurants). Newly-established, or abandoned, uses, described above, shall meet all applicable sections of the Floodplain Zoning, Private Sewage System and Zoning Ordinances. [6/12/84, Ord. No. 84-5]
- b. General retail, existing use only. [6/12/84, Ord. No. 84-5]
- c. Expansion, alteration of parking areas for existing uses. [12/21/82, Ord. No. 11]
- d. Non-local utilities. [12/21/82, Ord. No. 11]
- e. Kennel - see definition. [12/21/82, Ord. No. 11]
- f. Boathouses on vacant lots. [12/21/82, Ord. No. 11]
- g. Public and commercial access ramps to navigable waters. [am. 12/12/06, Ord. 2006-20]

Minimum Lot Area. Sewered - 12,000 feet. Unsewered - Appendix A.

Minimum Width. Sewered - 80 feet. Unsewered - 100 feet.

Minimum Depth. One hundred fifty (150) feet.

Minimum Yards. Front - Section 11.07(d)2. Rear - 20 feet. Side - 10 feet.

Maximum Building Height. Three (3) stories or thirty-five (35) feet.

11. S - SHORELAND-WETLAND (Overlay Zone) Refer to Section 11.10(c) for description and provisions applicable to this district. The Shoreland-Wetland District takes precedence over any underlying zone. [4/16/85, Ord. 85-4; renumbered 3/13/12, Ord. 2011-28]

Purpose. An overlay district, to delineate the floodplain and to prevent unsuitable uses from locating in such floodplain.

Principal Uses. Any principal use allowed in the underlying district, provided the conditions of Section 11.10(b)6 are met.

Accessory Uses. Essential services.

Conditional Uses. Any conditional use allowed in the underlying district, provided the conditions of Section 11.10(b)6 are met.

Minimum Lot Area. As in underlying district.

Minimum Width. As in underlying district.

Minimum Depth. As in underlying district.

Minimum Yards. Front - As in underlying district. Rear - As in underlying district. Side - As in underlying district.

Maximum Building Height. As in underlying district.

12. N - NATURAL RESOURCE [renumbered 3/13/12, Ord. 2011-28]

Purpose. To identify those areas where development is prohibited due to ground water, the presence of significant wildlife habitat and natural vegetation or the need to protect water quality. To allow for low impact agricultural uses, generally those which predated zoning to the N district, To be a state-certified farmland preservation zoning district to maintain property owner eligibility in the State's farmland preservation tax credit program in conjunction with the Agricultural Preservation and Land Use Plan. All applicable sections of the Agricultural Preservation and Land Use Plan shall be evaluated in determining a rezoning to this district. Rezoning out of the N district may occur only following the County Planning and Zoning Committee conducts a public hearing and makes findings as specified in §91.48(1) of the Wisconsin Statutes, as articulated in Section 11.11(c) of this Ordinance. [am. 2/8/00, Ord. No. 99-28; 3/13/12, Ord. 2011-28]

Permitted Principal Uses.

- a. Undeveloped natural resource and open space area, including public lands recreational use such as hunting, fishing, hiking, and bridle path. [am. & lettered 3/13/12, Ord. 2011-28]
- b. Raising of waterfowl, fish, or other wildlife, including necessary non-residential buildings serving the use and meeting the requirements for accessory uses under §91.01(1) of the Wisconsin Statutes. [am. & lettered 3/13/12, Ord. 2011-28]
- c. The harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits and tree seeds, in a manner that is not injurious to the natural reproduction of such crops. [cr. 3/13/12, Ord. 2011-28]
- d. The practice of silviculture, including the planting, thinning and harvesting of timber. [am. 3/13/12, Ord. 2011-28]
- e. Other activities and uses which do not require the issuance of a zoning permit and which must be carried out without filling, flooding, draining, dredging, ditching, tiling or excavating. [cr. 3/13/12, Ord. 2011-28]

[am. 2/8/00, Ord. No. 99-28]

Permitted Accessory Uses.

- a. Essential services. [lettered 3/13/12, Ord. 2011-28]
- b. Agricultural accessory structure. [cr. 3/13/12, Ord. 2011-28]

Conditional Uses.

- a. An agricultural use not listed as a Principal Use in the N district, except for: [am. 3/13/12, Ord. 2011-28]
 1. A feedlot for more than 150 livestock units. [cr. 3/13/12, Ord. 2011-28]
 2. The housing of fowl for more than 10,000 birds [see Section 11.05(d)1 Non-ATCP 51 regulated facilities]. [cr. 3/13/12, Ord. 2011-28]
 3. ATCP 51 regulated livestock facilities for more than 150 animal units and poultry farm housing more than 10,000 birds [see Section 11.05(d)2]. [cr. 3/13/12, Ord. 2011-28]
- b. Watercourse relocation, filling, draining, dredging that qualifies under §91.46(4) of the Wisconsin Statutes. [am. 3/13/12, Ord. 2011-28]
- c. Dam, hydroelectric plant that qualifies under §91.46(4) of the Wisconsin Statutes. [am. 3/13/12, Ord. 2011-28]

Minimum Lot Area. Two (2) acres.

Minimum Width. One hundred (100) feet.