

**Table 4.0**

Zoning District	Lot Size		Setbacks		Maximum Building Height
	Minimum Area <sup>7</sup>	Minimum Width	Front Yard: Per Section 2.08		
			Waterfront: Per Shoreland Zoning		
			Minimum Side Yard	Minimum Rear Yard	
<b>CV<sup>6</sup></b> Conservancy	5 Acres	100 Ft	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>
<b>PURF</b> Public Recreation and Forestry	1 Acre	-	20 Ft	20 Ft <sup>4</sup>	None
<b>PVRF<sup>5</sup></b> Private Recreation and Forestry	1 Acre	150 Ft	20 Ft	20 Ft <sup>4</sup>	35 Ft
<b>AE<sup>5</sup></b> Agriculture Enterprise	1 Acre	100 Ft	20 Ft	20 Ft <sup>4</sup>	35 Ft
<b>AR<sup>5</sup></b> Agriculture Retention	1 Acre	100 Ft	20 Ft	20 Ft <sup>4</sup>	35 Ft
<b>AWT</b> Agriculture and Woodland Transition	1 Acre	100 Ft	15 Ft	15 Ft <sup>4</sup>	35 Ft
<b>RR</b> Rural Residential	1 Acre	100 Ft	15 Ft	15 Ft <sup>4</sup>	35 Ft
<b>RR-O</b> Rural Residential - Overlay	2 Acre	100 Ft	15 Ft	15 Ft <sup>4</sup>	35 Ft
<b>SR</b> Sewered Residential	20,000 SF	100 Ft	10 Ft	15 Ft <sup>4</sup>	35 Ft
<b>PD</b> Planned Residential Development		75 Ft	10 Ft	15 Ft <sup>4</sup>	35 - 60 Ft <sup>2</sup>
<b>H</b> Hamlet	15,000 / 20,000 SF (Per Unit: 5,000 / 10,000 SF) <sup>1</sup>	50 Ft	10 Ft	15 Ft <sup>4</sup>	35 Ft
<b>RC-N</b> Rural Commercial - Neighborhood	-	50 Ft	None <sup>3</sup>	20 Ft <sup>4</sup>	35 - 60 Ft <sup>2</sup>
<b>RC-O</b> Rural Commercial - Overlay	1 Acre	50 Ft	None <sup>3</sup>	20 Ft <sup>4</sup>	35 - 60 Ft <sup>2</sup>
<b>RC-G</b> Rural Commercial - General	10,000 SF	75 Ft	None <sup>3</sup>	20 Ft <sup>4</sup>	35 - 60 Ft <sup>2</sup>
<b>RI-G</b> Rural Industrial - General	20,000 SF	150 Ft	20 Ft	20 Ft <sup>4</sup>	35 - 60 Ft <sup>2</sup>
<b>RI-I</b> Rural Industrial - Intensive	10,000 SF	75 Ft	10 Ft	20 Ft <sup>4</sup>	35 - 60 Ft <sup>2</sup>

Notes:

- 1 Lots served by public sewer/water: minimum lot area: 15,000 square feet; minimum lot area per residential unit: 5,000 square feet. Lots served by private sewer/water: minimum lot area: 20,000 square feet; minimum lot area per residential unit: 10,000 square feet.
- 2 One additional foot of extra height may be added above 35 Ft for each additional foot of side or rear yard.
- 3 Minimum side yard setback shall be the same as neighboring lot zoning unless the neighboring lot is zoned RC-N or RC-G.
- 4 Accessory Uses and Structures less than 200 square feet in area in the rear yard can be located 7.5 feet from any property line.
- 5 Base Zoning District Regulations remain the same within the Farmland Preservation Overlay Districts.
- 6 No Structures allowed per Section 6.10
- 7 Minimum Lot Sizes shall be measured exclusive of the road right-of-way, as defined in Sec. 2.02(40) of the Waupaca County Subdivision Ordinance.



**Table 5.0**

**Zoning Districts<sup>5</sup>**

	Conservancy District <sup>4</sup>	Public Recreation and Forestry	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Agriculture and Woodland Transition	Rural Residential	Sewered Residential	Planned Residential Development	Hamlet <sup>1</sup>	Rural Commercial - Neighborhood	Rural Commercial - General	Rural Industrial - General	Rural Industrial - Intensive	Land Use Definition and Requirements (Section #)
<b>Land Uses</b>	<b>CV</b>	<b>PURF</b>	<b>PVRF</b>	<b>AE</b>	<b>AR</b>	<b>AWT</b>	<b>RR</b>	<b>SR</b>	<b>PD</b>	<b>H</b>	<b>RC-N</b>	<b>RC-G</b>	<b>RI-G</b>	<b>RH</b>	
<b>RESIDENTIAL LAND USES</b>															<b>6.05</b>
Single Family Residence (Nonfarm)			P	P	P	P	P	P	P <sup>1</sup>	P					1
Two Family Residence (Nonfarm)			P	C	P	P	P	C	P <sup>1</sup>	P <sup>1</sup>					2
Multiple Family Residence						C	C	C	P <sup>1</sup>	P <sup>1</sup>					3
Nonfarm Residential Cluster															4
Lot Clustering Density Bonus				C	C	C	C								5
Single Family Residence - Accessory to a Principal Commercial Use										P	C	C			6
Major Home Occupation			C	C	C	C				C					7
Minor Home Occupation			P	P	P	P	P	P	P	P					8
Family Day Care Home			C	C	C	C	C	C	C	C					9
Bed and Breakfast Establishment			C	C	C	C	C	C	C	P	P				10
Dwelling less than 22 feet in Width			C	C	C	C	C	C	C	C					11
Manufactured/Mobile Home Community or Park									C						12
Temporary Occupancy of RV (over 30 days)			C	C	C	C	C			C					13
<b>COMMERCIAL LAND USES</b>															<b>6.06</b>
Personal or Professional Service										P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>			1
Indoor Sales and Service										P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>			2
Medium Indoor Sales and Service											C	P <sup>1</sup>			3
Large Indoor Sales and Service												C			4
Long Term Outdoor Display and Sale											C	C			5
Indoor Maintenance Service										P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	6
Outdoor Maintenance Service												C	C	C	7
In-Vehicle Sales and Service										C	C	C			8
Commercial Entertainment										C	P <sup>1</sup>	P <sup>1</sup>			9
Commercial Indoor Lodging Facility										C	C	P <sup>1</sup>			10
Resort Establishment											C	P <sup>1</sup>			11
Group Day Care Center Facility										C	P <sup>1</sup>	P <sup>1</sup>			12
Group Day Care Center Facility - Accessory to a Principal Use		C	C	C	C	C	C	C	C	P	P	P			12
Commercial Animal Facility			C	C	C	C					C	C			13
Sexually-Oriented Business												C		P	14
Mini-Warehouse			C	C	C	C					P	P	P	P	15
Indoor Storage or Wholesaling											C	C	C	C	16
Outdoor Storage or Wholesaling												C	C	C	17
Indoor Retail Sales Activity as an Accessory to Industrial or Indoor Storage and Wholesaling													C	C	18
Marinas and Boat Liveries												C			19
Mobile Service Facilities & Support Structures <sup>2</sup>		C	C	C	C	C	C	C	C	C	C	C	C	C	20
Commercial Wind Energy Systems		C	C	C	C	C	C				C	C	C	C	21
General Temporary Outdoor Sales										P	P	P	P	P	22
Off-Site Commercial Parking		C	C	C	C	C			C	C	C	C	C	C	<b>6.04</b>

**Table 5.0 (continued)**

**Zoning Districts<sup>5</sup>**

Land Uses	CV	PURF	PVRF	AE	AR	AWT	RR	SR	PD	H	RC-N	RC-G	RI-G	RIH	Land Use Definition and Requirements (Section #)
	Conservancy District <sup>4</sup>	Public Recreation and Forestry	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Agriculture and Woodland Transition	Rural Residential	Sewered Residential	Planned Residential Development	Hamlet <sup>1</sup>	Rural Commercial - Neighborhood	Rural Commercial - General	Rural Industrial - General	Rural Industrial - Intensive	
<b>INDUSTRIAL LAND USES</b>															<b>6.07</b>
Light Industrial Accessory Activity as an Accessory to Retail Sales or Service												C			1
Light Industrial												C	P <sup>1</sup>	P <sup>1</sup>	2
Heavy Industrial												C	C	C	3
Contractor Shop			C	C	C	C					C	C	P <sup>1</sup>	P <sup>1</sup>	4
Truck, Freight or Bus Terminal														C	5
Mineral Extraction (Non-Metallic)			C	C	C	C							C	C	6
Salvage Yard														C	7
Solid or Hazardous Waste Facility														C	8
<b>PUBLIC / INSTITUTIONAL LAND USES</b>															<b>6.08</b>
Community Living Facility - 1 to 8 Residents			C	C	P	P	P	P	C	P					1
Community Living Facility - 9 to 15 Residents			C	C	C	C		C	C	C					2
Community Living Facility - 16 or More Residents			C	C	C	C		C	C						3
Outdoor Institutional			C	C	C	C	C	C	C	C	P <sup>1</sup>	P <sup>1</sup>			4
Airport					C	C							C	C	5
Minor Indoor Institutional		C	C	C	C	C	C	C	C	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>			6
Major Indoor Institutional		C	C	C	C	C	C	C	C		C	C			7
Public Service and Utility			C			C		C	C	C	C	C	C	C	8
Small Solar Energy Systems		P	P	P	P	P	P	P	P	P	P	P	P	P	9
Large Solar Energy Systems			P	P	P	P					P	P	P	P	10
<b>PARK / RECREATION LAND USES</b>															<b>6.09</b>
Outdoor Public Recreation	C <sup>4</sup>	P	P			P	P	P	P <sup>1</sup>	P	P	P			1
Outdoor-Recreation - Active		C	C			C	C	C	C		C	C			2
Shooting Ranges for Firearms		C	C	C	C	C						C			3
Special Events (200 people or less)		P	P	P	P	P	P	P		P	P	P	P	P	4
Special Events (greater than 200 people)		C	C	C	C	C				C	C	C	C	C	4
Campgrounds and Camping Resorts		C	C		C	C			C		C				5
Vehicle Course or Track		C	C	C	C	C						P	P	P	6
<b>OPEN LAND / AGRICULTURE USES</b>															<b>6.10</b>
Agricultural Use	P <sup>4</sup>		P	P	P	P	C								1
Agriculture - Animal Husbandry <sup>3</sup>	P <sup>4</sup>		P	P	P	P	C								2
Agriculture - Related Use			C	C	C	C					C				3
On-site Agricultural Retail				P	P	P									4
Agricultural Accessory Use				P	P	P									5
Outdoor Storage of Motor Vehicles, Farm Machinery and Collectibles			C	C	C	C									6
Agriculture Home Occupation			P	P	P	C									7
Farm Residence			P	P	P	P									8
Secondary Farm Residence			P	P	P	P									9
Forestry Management	P <sup>4</sup>	P	P	P	P	P	P								10
Private Reception Venue			C	C	C	C									11

<sup>1</sup> Permitted use subject to site plan review as outlined in Section 10.0

<sup>2</sup> Mobile Service Facilities & Support Structures - New Structures and Class 1 Collocations require a Conditional Use Permit and Class 2 Collocations require a Land Use Permit as outlined in Chapter 48 Mobile Service Facilities & Support Structures Ordinance.

<sup>3</sup> See Section 6.10.2 for permitted animal units within the PVRF zoning district and non-farm residential lots within the AE, AR, and AWT zoning districts.

<sup>4</sup> No structures allowed as per Section 6.10.

<sup>5</sup> Accessory Structures are permitted in all zoning districts, except the Conservancy District which may require a Conditional Use Permit, as set forth in Sec. 2.15.

Table 5.1	Zoning Districts <sup>10</sup>						Land Use Definition and Requirements (Section #)
	Conservancy District <sup>9</sup>	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Rural Residential - Overlay	Rural Commercial - Overlay	
Land Uses	CV	PVRF	AE	AR	RR-O	RC-O	
<b>RESIDENTIAL LAND USES</b>							<b>6.05</b>
Single Family Residence (Non-Farm)					P		1
Two Family Residence (Non-Farm)					P		2
Multiple Family Residence					C		3
Nonfarm Residential Cluster					P		4
Lot Clustering Density Bonus							5
Single Family Residence - Accessory to a Principal Commercial Use						C	6
Major Home Occupation <sup>4</sup>		C	C	C	C		7
Minor Home Occupation <sup>4</sup>		P	P	P	P		8
Family Day Care Home <sup>4</sup>		C	C	C	C		9
Bed and Breakfast Establishment <sup>4</sup>					C	P	10
Dwelling less than 22 feet in Width		C	C	C	C		11
Manufactured/Mobile Home Community or Park							12
Temporary Occupancy of RV (over 30 days)		C	C	C	C		13
<b>COMMERCIAL LAND USES</b>							<b>6.06</b>
Personal or Professional Service						P <sup>1</sup>	1
Indoor Sales and Service						P <sup>1</sup>	2
Medium Indoor Sales and Service						C	3
Large Indoor Sales and Service							4
Long Term Outdoor Display and Sale						C	5
Indoor Maintenance Service						P <sup>1</sup>	6
Outdoor Maintenance Service							7
In-Vehicle Sales and Service						C	8
Commercial Entertainment						P <sup>1</sup>	9
Commercial Indoor Lodging Facility						C	10
Resort Establishment						C	11
Group Day Care Center Facility						P <sup>1</sup>	12
Group Day Care Center Facility - Accessory to a Principal Use							12
Commercial Animal Facility		C	C	C			13
Sexually-Oriented Business							14
Mini-Warehouse						P	15
Indoor Storage or Wholesaling						C	16
Outdoor Storage or Wholesaling							17
Indoor Retail Sales Activity as an Accessory to Industrial or Indoor Storage and Wholesaling							18
Marinas and Boat Liveries							19
Mobile Service Facilities & Support Structures <sup>2, 4, 8</sup>		C	C	C	C	C	20
Commercial Wind Energy Systems <sup>4</sup>		C	C	C	C	C	21
General Temporary Outdoor Sales						P	22
Off-Site Commercial Parking							<b>6.04</b>

Table 5.1 (continued)	Zoning Districts <sup>10</sup>						Land Use Definition and Requirements (Section #)
	Conservancy District <sup>9</sup>	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Rural Residential - Overlay	Rural Commercial - Overlay	
Land Uses	CV	PVRF	AE	AR	RR-O	RC-O	
<b>INDUSTRIAL LAND USES</b>							<b>6.07</b>
Light Industrial Accessory Activity as an Accessory to Retail Sales or Service							1
Light Industrial							2
Heavy Industrial							3
Contractor Shop <sup>4</sup>		C	C	C		C	4
Truck, Freight or Bus Terminal <sup>4</sup>		C	C	C			5
Mineral Extraction (Non-Metallic) <sup>6</sup>		C	C	C			6
Salvage Yard							7
Solid or Hazardous Waste Facility							8
<b>PUBLIC / INSTITUTIONAL LAND USES</b>							<b>6.08</b>
Community Living Facility - 1 to 8 Residents <sup>5</sup>		C	C	C	P		1
Community Living Facility - 9 to 15 Residents <sup>5</sup>		C	C	C			2
Community Living Facility - 16 or More Residents <sup>5</sup>		C	C	C			3
Outdoor Institutional <sup>5</sup>		C	C	C	C	P <sup>1</sup>	4
Airport <sup>4</sup>				C			5
Minor Indoor Institutional <sup>5</sup>		C	C	C	C	P <sup>1</sup>	6
Major Indoor Institutional <sup>5</sup>		C	C	C	C	C	7
Public Service and Utility <sup>8</sup>		C				C	8
Small Solar Energy Systems		P	P	P	P	P	9
Large Solar Energy Systems <sup>4</sup>		C	C	C		P	10
<b>PARK / RECREATION LAND USES</b>							<b>6.09</b>
Outdoor Public Recreation	C <sup>9</sup>	P			P	P	1
Outdoor Recreation - Active <sup>5</sup>		C			C	C	2
Shooting Ranges for Firearms		C	C	C			3
Special Events (200 people or less)		P	P	P		P	4
Special Events (greater than 200 people)		C	C	C		C	4
Campgrounds and Camping Resorts <sup>7</sup>		C		C			5
Vehicle Course or Track <sup>7</sup>		C	C	C			6
<b>OPEN LAND / AGRICULTURE USES</b>							<b>6.10</b>
Agricultural Use	P <sup>9</sup>	P	P	P	C <sup>3</sup>		1
Agriculture - Animal Husbandry	P <sup>9</sup>	P	P	P	C <sup>3</sup>		2
Agriculture - Related Use		C	C	C		C	3
On-site Agricultural Retail		P	P	P			4
Agricultural Accessory Use		P	P	P	C		5
Outdoor Storage of Motor Vehicles, Farm Machinery and Collectibles		C	C	C			6
Agriculture Home Occupation		P	P	P			7
Farm Residences		P	P	P			8
Secondary Farm Residence		P	P	P			9
Forestry Management	P <sup>9</sup>	P	P	P	P		10
Private Reception Venue							11

<sup>1</sup> Permitted use subject to site plan review as outlined in Section 10.0

<sup>2</sup> Mobile Service Facilities & Support Structures - New Structures and Class 1 Collocations require a Conditional Use Permit and Class 2 Collocations require a Land Use Permit as outlined in Chapter 48 Mobile Service Facilities & Support Structures Ordinance.

<sup>3</sup> See Section 6.10.2 for permitted animal units within non-farm residential lots

<sup>4</sup> Conditional use Permit shall be compliant with Wis Stats 91.01(1)

<sup>5</sup> Conditional use Permit shall be compliant with Wis Stats 91.46(5)

<sup>6</sup> Conditional use Permit shall be compliant with Wis Stats 91.46(6)

<sup>7</sup> Open Space Use Only, unless there are permanent structures and for public use then compliant with 91.46(5)

<sup>8</sup> Conditional Use Permits shall be compliant with Wis. Stats 91.46(4)

<sup>9</sup> No Structures allowed as per Section 6.10.

<sup>10</sup> Accessory Structures are permitted in all zoning districts, except the Conservancy District which may require a Conditional Use Permit, as set forth in Sec. 2.15.