

Table 4.0

Zoning District		Residential Density		Lot Size			Setbacks		Maximum Building Height
		Minimum	Maximum <sup>1</sup> (See Appendix A for Examples)	Minimum Area	Maximum Non-Farm Residential Lot Area <sup>2</sup>	Minimum Width	Front Yard: Per Section 2.08		
							Minimum Side Yard	Minimum Rear Yard	
<b>CV</b> <sup>10</sup>	Conservancy	-	-	5 Acres	-	100 Ft	None <sup>10</sup>	None <sup>10</sup>	None <sup>10</sup>
<b>PURF</b>	Public Recreation and Forestry	-	-	1 Acre	-	-	20 Ft	20 Ft <sup>6</sup>	None
<b>PVRF</b> <sup>9</sup>	Private Recreation and Forestry	-	1 Unit / 10 Acres <sup>7</sup>	1 Acre	-	150 Ft	20 Ft	20 Ft <sup>6</sup>	35 Ft
<b>AE</b> <sup>9</sup>	Agriculture Enterprise	-	1 Unit / 40 Acres <sup>8</sup>	1 Acre	2 Acres	100 Ft	20 Ft	20 Ft <sup>6</sup>	35 Ft
<b>AR</b> <sup>9</sup>	Agriculture Retention	-	1 Unit / 10 Acres <sup>7</sup>	1 Acre	-	100 Ft	20 Ft	20 Ft <sup>6</sup>	35 Ft
<b>AWT</b>	Agriculture and Woodland Transition	-	1 Unit / 2 Acres	1 Acre	-	100 Ft	15 Ft	15 Ft <sup>6</sup>	35 Ft
<b>RR</b>	Rural Residential	-	1 Unit / 1 Acre	1 Acre	-	100 Ft	15 Ft	15 Ft <sup>6</sup>	35 Ft
<b>RR-O</b>	Rural Residential - Overlay	-	-	2 Acre	-	100 Ft	15 Ft	15 Ft <sup>6</sup>	35 Ft
<b>SR</b>	Sewered Residential	-	-	20,000 SF	-	100 Ft	10 Ft	15 Ft <sup>6</sup>	35 Ft
<b>PD</b>	Planned Residential Development	To be determined through the Site Plan Review Process According to the County and Local Comprehensive Plans				75 Ft	10 Ft	15 Ft <sup>6</sup>	35 - 60 Ft <sup>4</sup>
<b>H</b>	Hamlet	-	-	15,000 / 20,000 SF (Per Unit: 5,000 / 10,000 SF) <sup>3</sup>	-	50 Ft	10 Ft	15 Ft <sup>6</sup>	35 Ft
<b>RC-N</b>	Rural Commercial - Neighborhood	-	-	-	-	50 Ft	None <sup>5</sup>	20 Ft <sup>6</sup>	35 - 60 Ft <sup>4</sup>
<b>RC-O</b>	Rural Commercial - Overlay	-	-	1 Acre	-	50 Ft	None <sup>5</sup>	20 Ft <sup>10</sup>	35 - 60 Ft <sup>8</sup>
<b>RC-G</b>	Rural Commercial - General	-	-	10,000 SF	-	75 Ft	None <sup>5</sup>	20 Ft <sup>6</sup>	35 - 60 Ft <sup>4</sup>
<b>RI-G</b>	Rural Industrial - General	-	-	20,000 SF	-	150 Ft	20 Ft	20 Ft <sup>6</sup>	35 - 60 Ft <sup>4</sup>
<b>RI-I</b>	Rural Industrial - Intensive	-	-	10,000 SF	-	75 Ft	10 Ft	20 Ft <sup>6</sup>	35 - 60 Ft <sup>4</sup>

Notes:

- <sup>1</sup> The statement, "Please refer to the Waupaca County Density Management Tracking System maintained by the Waupaca County Planning & Zoning Department (811 Harding Street, Waupaca, WI) for current information on available residential development rights on this/these parcels," shall be recorded on each Certified Survey Map, plat, and plat of survey created for parcels within the PVRF, AE, AR, AWT, and RR zoning districts.
- <sup>2</sup> Maximum lot areas, where required through base zoning district regulation or overlays, may be increased up to ten (10) acres in area for the purpose of consolidation of farm structures. Site plan review (Level 1) is required.
- <sup>3</sup> 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.
- <sup>4</sup> One additional foot of extra height may be added above 35 Ft for each additional foot of side or rear yard.
- <sup>5</sup> Minimum side yard setback shall be the same as neighboring lot zoning unless the neighboring lot is zoned RC-N or RC-G.
- <sup>6</sup> Accessory Uses and Structures less than 200 square feet in area in the rear yard can be located within 7.5 feet from any property line.
- <sup>7</sup> One dwelling unit per ten (10) acres or a 1/64 of a section.
- <sup>8</sup> One dwelling unit per forty (40) acres or a 1/16 of a section.
- <sup>9</sup> Base Zoning District Regulations remain the same within the Farmland Preservation Overlay Districts.
- <sup>10</sup> No Structures allowed per Section 6.10



**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	RI-H	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	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 Public Recreation - Active		C	C			C	C	C	C		C	C			2
Shooting Ranges for Firearms		C	C	C	C	C						C			3
Temporary Events		P	P	P	P	P				P	P	P	P	P	4
Temporary Events (greater than 750 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				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

<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 (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 Public Recreation - Active <sup>5</sup>		C			C	C	2
Shooting Ranges for Firearms		C	C	C			3
Temporary Events		P	P	P		P	4
Temporary Events (greater than 750 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

<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.