

ZONING DISTRICTS

Ag-1/Exclusive Agricultural – In the Ag-1 district, one dwelling is allowed per farm. A farm is defined as a minimum of 40 acres or a quarter/quarter section. Whether a farm is 40 acres or 140 acres, it allows only one dwelling. Additional dwellings may be requested as a special exception for farm help or the parents or children of the farm operator. Other than agricultural uses, very few other uses (businesses) are allowed as a permitted or special exception use in the Ag-1 district. See Section 17.28

Ag-2/Agricultural – In the Ag-2 district, a minimum of 17 acres is required for a dwelling. Existing lots that were recorded prior March 18, 2002, that are less than 17 acres in size will allow one dwelling. Dwellings which existed prior to May 21, 2002 are allowed to be parceled off on as little as one acre/150 feet in width. A conservation site design will allow 4 dwellings per 40 acres or quarter/quarter section with restrictions. A number of businesses are allowed as a special exception request. See Section 17.37

R-1/Residential Low Density – This district allows single or two family dwellings as a permitted use. Very few businesses are allowed in this district. There is also a limit to the size and number of structures on a lot. Only one dwelling is allowed per lot. Mobile homes less than 20 feet in width are not allowed on individual lots. Detached accessory structures are limited to two, size is based on the square footage of lot. See Section 17.32

R-2/Residential High Density – This district also allows single or two family dwellings. Multiple family dwelling and mobile home parks require special exception approval. Mobile homes less than 20 feet in width are not allowed on individual lots. See Section 17.33

R-3/Mobile Home Park & Subdivision – This district is similar to the R-2 district, however, mobile homes are allowed on individual lots. See Section 17.34

RR/Recreational-Residential – This district is similar to the R-1 district, but in addition a number of businesses can be requested as a special exception. Owner occupied travel trailers are allowed, one per lot, with a permit. See Section 17.36

UV/Unincorporated Village – Similar to a residential district, however, any use listed as a permitted use or special exception use in any district above, except Ag-2, can be requested as a special exception in this district. See Section 17.35

SO/Shoreland Overlay – Defines shoreline regulations. (setbacks, lake classification, stairs, steps, mitigation, and view corridors) See Section 17.41

FO/Floodplain Overlay – Rules and regulations pertaining to the locations of, or improvements, structures with in the floodplain. FEMA flood insurance maps defines area floodplain areas. ArcView also shows flood plain overlay. See Section 17.42

B/Business – In the Business district a number of types of businesses are allowed, however, only one structure per business is allowed on a lot. Other types of businesses or additional structures may be allowed as special exceptions. See Section 17.38

MR/Mineral Extraction – Rules and regulations pertaining to mineral extraction pits. Reclamation plan required as per NR 135 for all pits.

Type I – Permitted Use – Short term (one year) and no more than one acre in size

Type II – Special Exception Approval – Operate for a period longer than one year and more than one acre in size. Renewal of special exception approval every five years.

I/Industrial – The district is used for manufacturing, fabricating and other industrial uses. Most uses require approval as a special exception. See Section 17.39

C-1/Wetland Conservancy – This district is found in areas of wetlands and marshes. Structures are allowed only as a special exception. See Section 17.29

C-2/Upland Conservancy – This district is designed to protect significant woodland areas. Structures are allowed only as a special exception. See Section 17.30

DIMENSIONAL RULES AND OTHER STANDARDS

Height Max for Dwellings – 35 feet (Lots over 1 acre height may be increased)

Height Max for Garages in Residential Districts is – 20 feet

Garages - Shall not be used for human habitation. Septic Systems **cannot** be hooked up to garages until there is a principle structure on the lot.

Boathouse – Used for storage of aquatic equipment. Setback 10 feet from OHWM. 8 feet high maximum. 96 sq ft. Side yard setback 5 feet. Eaves cannot exceed one foot. See Section 17.41(10)4

Gazebos- Setback 35 feet from the ordinary high-water mark. Located within the view corridor. Total Floor area 200 sq. ft. of all structures. (This includes deck, patio, walkway or any other structures) Open or screen sides. Not attached to any other structure. 10 feet high maximum. Side yard setback 10 feet. See Section 17.41(10)5

Swimming Pools – Must be enclosed with fence no less than 4 feet in height and constructed of materials durable and hard to climb. Access by keyed locks or through enclosed building. Rules apply in Residential Districts.

Recreational Vehicles – In Residential District one RV (travel trailer) may be placed on a lot. A permit is required and all setbacks must be met. The permit has a one-time fee and is specific to the RV and the lot. When RV is replaced or moved to another lot, a new permit is required.

Ag-1/Ag-2 Land Use Permits are not required for accessory buildings in the AG-1 or AG-2 districts provided they own at least 5 acres and the building will not be used for animal or human habitation and will be at least 75 feet from the road right of way and all other setbacks are met.