

Single Family Residential District: Residential – Low Density, Residential – Medium Density, Lakeshore Residential and Rural Residential Districts.

Structure: Anything constructed, the use of which requires a permanent location on the ground. For purposes of this chapter, fences, stairways necessary to get access to the water, access paths and travelway, light poles, flag poles, doghouses, pump houses or similar structures with a footprint not greater than 12 square feet and not exceeding 4 feet in height are not considered structures.

Travelway: That portion of a lot providing primary vehicular ingress and egress. Travelway restrictions are defined in St. Germain Code of Ordinances, Chapter 2 – Travelway.

Zoning District Densities:

- (A) Residential Low Density: One single family dwelling with optional attached or detached garage, and accessory buildings which may include a garage.
- (B) Residential Medium Density: One single family dwelling with optional attached or detached garage, and accessory buildings which may include a garage.

1.200 SETBACKS, DIMENSIONAL, AND SPECIAL REQUIREMENTS

NOTE: Consult the Vilas County Shoreland Zoning Ordinance for lot area, setback and dimensional requirements for lake lots in addition to this section.

1.201 SETBACKS:

- (A) Waterfront Setbacks: As of January 4, 1986, the Town of Saint Germain has adopted the Vilas County Shoreland Zoning Ordinance and any subsequent amendments.
- (B) Setbacks from Town Roads: Except as otherwise provided in §1.300 of this chapter, setbacks from all Town roads shall be a minimum of 40 feet from the surveyed lot line.
- (C) Side and Rear Lot Line Setbacks: Requirements for setbacks from the side and rear lot line are set forth in §1.304 through §1.315 of this chapter for lots in each district classification, except as noted below:
 - (1) Setbacks for Lots Less than 1.5 Acres: The setbacks from a detached garage or detached accessory building, on a lot less than 1.5 acres in size, with a conforming dwelling or a legal non-conforming dwelling, shall be a minimum of 5 feet for both side and rear yard setbacks.
 - (2) Setbacks for Garage and/or Accessory Buildings on Vacant Lots Less than 1.5 Acres: The setbacks from a garage or accessory building, on a vacant lot less than 1.5 acres in size, shall be a minimum of 15 feet for the side yard and a minimum of 40 feet for the rear yard.
- (D) Corner Lot Setbacks in Residential Districts: The side lot line setback from the Town road on corner lots in low density, medium density and multi-family residential districts shall be a minimum of 25 feet from the surveyed lot line.

(E) Setbacks in Commercial Districts:

- (1) Downtown Business District: Setbacks from State Highways 70 and 155 shall be the lesser of a minimum of 100 feet or the footprint of the present principal building from the center line of the existing road. Setbacks from a Town road shall be a minimum of zero (0) feet from the surveyed lot line for a distance of 250 feet from the center line of the State highway along the center line of the existing Town road.
- (2) Community and Highway Business District: Setbacks from State Highways 70 and 155 shall be the lesser of a minimum of 75 feet or the footprint of the present principal building from the center line of the existing road. Setbacks from a Town road shall be a minimum of 17 feet from the surveyed lot line.

1.202 MINIMUM DIMENSIONAL STANDARDS FOR DWELLINGS:

Every structure used as a dwelling, with the exception of mobile or single-wide manufactured homes or structures in campgrounds as provided in §1.403 of this chapter, shall have a minimum width of 24 feet and no dwelling shall have a footprint of less than 720 square feet of habitable living area.

1.203 MAXIMUM AREA LIMITATION FOR ACCESSORY BUILDINGS:

- (A) On lots equal to or greater than 1.5 acres, accessory buildings shall have a maximum size of 1500 square feet in area.
- (B) On lots less than 1.5 acres, accessory buildings shall have a maximum size of 672 square feet in area.

1.204 BUILDING HEIGHT LIMITATIONS:

Unless otherwise prescribed in §1.300 of this chapter, maximum building heights or maximum mean building heights shall be:

(A) Residential Districts:

- (1) Principal Building: 35 feet mean height.
- (2) Accessory Building: 15 feet mean height
- (3) Garage:
 - (a) On lots equal to or greater than 1.5 acres, the mean height for a garage is 25 feet.
 - (b) On lots less than 1.5 acres, the mean height for a garage is 15 feet.

- (B) Commercial Districts: Principal and Accessory Buildings, the maximum mean height is 35 feet

1.205 VACANT LOT SPECIAL REQUIREMENTS:

On lots less than 1.5 acres, only one garage allowed with a maximum size of 672 square feet in area.

1.300 ZONING DISTRICT REGULATIONS

1.301 ESTABLISHMENT OF DISTRICTS:

For purposes of this chapter, the Town is hereby divided into 12 zoning districts which shall be designated as:

- (A) RESIDENTIAL – LOW DENSITY DISTRICT See §1.305 of this subchapter.

- (B) RESIDENTIAL – MEDIUM DENSITY DISTRICT See §1.306 of this subchapter.