

(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.

- (C) MULTI-FAMILY RESIDENTIAL DISTRICT See §1.307 of this subchapter.
- (D) LAKESHORE RESIDENTIAL DISTRICT See §1.308 of this subchapter.
- (E) LAKESHORE RESORT/RESIDENTIAL DISTRICT See §1.309 of this subchapter.
- (F) RURAL RESIDENTIAL DISTRICT See §1.310 of this subchapter.
- (G) COMMUNITY AND HIGHWAY BUSINESS DISTRICT See §1.311 of this subchapter.
- (H) DOWNTOWN BUSINESS DISTRICT See §1.312 of this subchapter.
- (I) PARKS AND RECREATION DISTRICT See §1.313 of this subchapter.
- (J) FORESTRY AND RECREATION DISTRICT. See §1.314 of this subchapter.
- (K) EDUCATION AND RECREATION DISTRICT. See 1.315 of this subchapter.
- (L) FORESTRY. See 1.316 of this subchapter.

*NOTE: Consult §1.402 through §1.408 of this chapter for additional requirements for specific uses within any district classification.*

**1.302 ZONING DISTRICT MAP:**

The location and boundaries of the zoning districts are established as shown on the map entitled “Zoning District Map” on file in the office of the Zoning Administrator and on the town website. The Zoning District Map, together with all notations, references and other information shown thereon and all amendments thereto, is a part of and incorporated into this chapter as though fully set forth and described herein. The Zoning Administrator shall periodically update the map to reflect adopted amendments thereto.

**1.303 DETERMINATION OF DISTRICT BOUNDARIES:**

This section contains descriptions of how to interpret district boundaries, area requirements, highway setbacks and height requirements. The purpose of this section is to secure consistent interpretations of the requirements.

- (A) When the district boundaries are either roads or streets, unless otherwise shown, and where the designation on the map indicates that the various districts are bounded by road or street line, the center line of such road or street shall be the district boundary.
- (B) Except where otherwise indicated on the map, it is intended that the district boundary line be measured at right angles to the nearest highway right-of-way line.
- (C) For subdivided property, where not otherwise indicated and where the designations on the zoning map are approximately bounded by lot lines, such lot lines shall be construed to be the boundary of the district. Where parallel or approximately parallel to street lines, such district boundary lines shall be assumed to be the rear lines of the lots abutting such streets.

- (D) For non-subdivided property, where not otherwise indicated, the district boundaries are property lines, section lines, quarter section lines or quarter-quarter section lines. In un-platted areas of 10 acres or less, the district boundary lines, where not otherwise indicated, shall be determined by use of the scale shown on the zoning map.

**1.304 RESIDENTIAL – LOW DENSITY DISTRICT:**

(A) PURPOSE:

The purpose of this district is to maintain single family dwellings in existing single family residential areas and to encourage the further development of single family dwellings within this district classification at densities of 2.5 acres per lot, as contemplated by the Saint Germain Land Use Plan. This district excludes rentals of less than 30 consecutive days except as provided under (C)(8).

(B) PERMITTED USES:

- (1) Single family dwellings
- (2) Essential services

(C) CONDITIONAL USES:

- (1) Parks and playgrounds
- (2) Golf courses
- (3) Private clubhouses
- (4) Public and semi-public uses
- (5) Home occupations
- (6) Boat launching
- (7) Planned residential unit development
- (8) Bed and breakfast establishments with rentals of 30 consecutive days or less
- (9) Additional buildings

(D) SIDE LOT SETBACKS:

- (1) Principal building: 15 feet
- (2) Accessory building: 15 feet

(E) REAR LOT SETBACKS:

- (1) Principal building: 40 feet
- (2) Accessory building, including garage: 15 feet

(F) LOT AREA REQUIREMENTS:

The minimum lot area for this classification shall be 108,900 square feet (2.5 acres).

**1.305 RESIDENTIAL – MEDIUM DENSITY DISTRICT:**

(A) PURPOSE:

The purpose of this classification is to maintain existing medium density residential areas and encourage development of vacant lands within this district classification at densities of 1.5 acres per lot to facilitate public water or sewer infrastructure systems. This classification includes clustered residential dwellings. Multi-family and elderly housing developments may be allowed subject to specific site design, architectural, size and density standards.

(B) PERMITTED USES:

- (1) Single family dwellings
- (2) Essential services

- (C) CONDITIONAL USES:
  - (1) Parks and playgrounds
  - (2) Golf courses
  - (3) Private clubhouses
  - (4) Public and semi-private uses
  - (5) Home occupations
  - (6) Planned residential unit development
  - (7) Bed and breakfast establishments
  - (8) Multifamily dwellings
  - (9) Boat launching
  - (10) Community living facilities
  
- (D) SIDE LOT SETBACKS:
  - (1) Principal building: 15 feet
  - (2) Accessory building, including Garage: 15 feet.
  
- (E) REAR LOT SETBACKS:
  - (1) Principal building: 40 feet.
  - (2) Accessory building, including Garage: 15 feet.
  
- (F) LOT AREA REQUIREMENTS:  
 The minimum lot area for this classification is 65,340 square ft. (1.5 acres).

**1.306 MULTI-FAMILY RESIDENTIAL DISTRICT:**

- (A) PURPOSE:  
 This district classification is created to allow development of duplexes and multi-family buildings up to a maximum allowable number of units per acre. Duplexes and multi-family dwellings should be developed in such a way to maximize vegetation screening of these developments at rear and side lot lines.
  
- (B) PERMITTED USES:
  - (1) Single family dwellings
  - (2) Duplex and multi-family dwellings
  - (3) Essential services
  - (4) Parks and playgrounds
  - (5) Private clubhouses
  - (6) Community living facilities
  - (7) Bed and Breakfast establishments
  - (8) Home rentals
  
- (C) CONDITIONAL USES:
  - (1) Golf courses
  - (2) Resorts
  - (3) Public and semi-public uses
  - (4) Home occupations
  - (5) Planned residential unit development
  - (6) Boat launching
  
- (D) SIDE LOT SETBACKS:
  - (1) Principal Building: 15 feet.
  - (2) Accessory Building, including Garage: 15 feet.

(E) REAR LOT SETBACKS:

- (1) Principal Building: 40 feet
- (2) Accessory Building, including Garage: 15 feet

(F) LOT AREA REQUIREMENTS OUTSIDE OF SHORELAND ZONE:

Lots used for duplexes or multiple family dwellings, community living facilities, bed and breakfast establishments, boarding houses and other group lodgings shall have a minimum lot area of 65,340 square feet (1.5 acres) for the first dwelling unit and an additional 12,000 square feet for each additional dwelling unit. Lots used for single family dwellings shall have a minimum lot area of 65,340 square feet (1.5 acres).

(G) BUFFER REQUIREMENTS FOR LOTS ABUTTING SINGLE FAMILY RESIDENTIAL DISTRICTS:

Landscaping features which provide a buffer between lots are required whenever a property owner requests a zoning permit for the construction or alteration of structures on a lot in the multi-family residential district abutting a single family residential district.

- (1) The property owner shall submit detailed plans, as provided in par. b) of this subsection, for the placement of landscaping features, such as plantings, berms, wooden fences or combinations thereof, between the lot and the adjoining residential lots. Such buffer measures shall be designed to create an aesthetic and sound-dampening buffer between multi-family and single family residential uses. The plan shall be signed by the property owner and filed with the Zoning Administrator prior to issuance of the zoning permit.
- (2) A detailed plan under this subsection shall include the following:
  - (a) A drawing of the premises accurately showing the dimensions of the lot or parcel, the dimensions of existing and proposed buildings, the distance in feet from the abutting street or highway and from the side and rear lot line.
  - (b) The drawing shall accurately indicate the location of existing and proposed shrubs, berms and fencing, with the case may be of each; and shall identify by species all existing and proposed trees greater than 6 inches in diameter measured at a height 4 feet from the base of the tree.
- (3) The buffer measures shall be maintained in perpetuity, unless the property owner receives approval of a new buffer plan meeting the same requirements.
- (4) The current owner is solely responsible for compliance with the terms of this subsection.
- (5) Within one year of issuance of the related zoning permit, the property owner shall complete installation of the buffer and shall certify in writing to the Zoning Administrator that the required buffer measures have been completed. As part of the certification, the property owner shall submit photos documenting the buffer measures.
- (6) Subsequent zoning permit applications shall not require additional buffer plans, provided the buffer measures are maintained.

**1.307 LAKESHORE RESIDENTIAL DISTRICT:**

(A) PURPOSE:

The purpose of this classification is to maintain the lake shoreline areas with single family residences. Densities will be regulated under the Vilas County Shoreland Zoning Ordinance. Properties in this classification should be developed and improved to minimize their impacts on the natural shoreline aesthetics, water quality, fish and wildlife habitat and other public natural resource values of the lake.

Property owners are encouraged to go beyond the minimum restrictions by increasing setback distance of new structures, minimizing the amount of impermeable surfaces (roof, pavement) to limit runoff and minimizing shoreland vegetation clearing.

- (B) PERMITTED USES:
  - (1) Single family dwellings.
  - (2) Essential services
  
- (C) CONDITIONAL USES:
  - (1) Parks and playgrounds
  - (2) Home occupations
  - (3) Public and semi-public uses
  - (4) Planned residential unit development
  - (5) Parks
  - (6) Boat launching
  - (7) Bed and Breakfast establishments
  
- (D) SIDE LOT SETBACKS:
  - (1) Principal Building: 15 feet
  - (2) Accessory Building, including Garage: 15 feet
  
- (E) REAR LOT SETBACKS:
  - (1) Principal Building: 15 feet
  - (2) Accessory Building, including Garage: 15 feet.

**1.308 LAKESHORE RESORT/RESIDENTIAL DISTRICT:**

- (A) PURPOSE:

This classification is created for lakeshore areas having existing resort development interspersed with lake residential properties. Densities in this classification will be regulated by the Vilas County Shoreland Zoning Ordinance. Resorts will be intermixed with the lake seasonal and permanent residences. New resort development and improvements should be developed in such a way as to minimize their aesthetic and other impacts on both the adjacent properties and the lake itself. Other commercial development in this district is limited to such lake oriented businesses as marinas and eating and drinking establishments.
  
- (B) PERMITTED USES:
  - (1) Single family dwellings.
  - (2) Essential services.
  - (3) Home rentals.
  
- (C) CONDITIONAL USES:
  - (1) Parks and playgrounds.
  - (2) Home occupations.
  - (3) Golf courses.
  - (4) Resorts.
  - (5) Bed and Breakfast establishments.
  - (6) Public and semi-public uses.
  - (7) Private clubhouses.
  - (8) Planned residential unit development.
  - (9) Boat launching.
  - (10) Eating and drinking establishments.

- (11) Commercial marinas.
- (12) Duplexes and multiple family dwellings.
- (13) Campgrounds.

- (D) SIDE LOT SETBACKS:
  - (1) Principal Building: 15 feet.
  - (2) Accessory Building, including Garage: 15 feet.
- (E) REAR LOT LINE SETBACKS:
  - (1) Principal Building: 40 feet.
  - (2) Accessory Building, including Garage: 15 feet.

**1.309 RURAL RESIDENTIAL DISTRICT:**

- (A) PURPOSE:

The purpose of this classification is to provide for residences located in natural forest or open, rural settings at densities of 5 acres per lot for off-water parcels. Lakefront development in this classification is regulated by the Vilas County Shoreland Zoning Ordinance.
- (B) PERMITTED USES:
  - (1) Single family dwellings.
  - (2) Essential services.
- (C) CONDITIONAL USES:
  - (1) Duplexes and multi-family dwelling units.
  - (2) Parks and playgrounds.
  - (3) Golf courses.
  - (4) Resorts.
  - (5) Boarding houses and group lodgings.
  - (6) Home occupations.
  - (7) Private clubhouses.
  - (8) Public and semi-public uses.
  - (9) Planned residential unit development.
  - (10) Boat launching.
- (D) SIDE LOT SETBACKS:
  - (1) Principal Building: 15 feet.
  - (2) Accessory Building, including Garage: 15 feet.
- (E) REAR LOT SETBACKS:
  - (1) Principal Building: 40 feet.
  - (2) Accessory Building, including Garage: 15 feet.
- (F) LOT AREA AND WIDTH REQUIREMENTS:

Lake lot minimum area and width requirements are governed by the Vilas County Shoreland Ordinance. The minimum area for off-water parcels in this classification is 5 acres.

**1.310 COMMUNITY AND HIGHWAY BUSINESS DISTRICT:**

- (A) PURPOSE:

Located along State Highway 70 and State Highway 155, this district classification allows for commercial uses on relatively large parcels of land and development of

existing vacant commercial properties. Commercial uses in this classification are a combination of highway (tourist-oriented) and community service.

(B) PERMITTED USES:

- (1) Bed and Breakfast establishments.
- (2) Roadside stands for farm produce.
- (3) Retail sales and services under 10,000 square feet gross building area.
- (4) Professional services.
- (5) Eating and drinking establishments.
- (6) Hotels and motels.
- (7) Indoor recreation establishments.
- (8) Automobile, boat, recreational vehicle and snowmobile sales.
- (9) Auto service stations.
- (10) Health care facilities.
- (11) Banks, credit unions and financial institutions.
- (12) Essential services.
- (13) Home occupations.
- (14) Single family dwellings.
- (15) Duplexes and multi-family dwelling units.
- (16) Home rentals.
- (17) Resorts.

(C) CONDITIONAL USES:

- (1) Mixed residential and business use.
- (2) Recycling business.
- (3) Warehousing.
- (4) Wholesaling.
- (5) Building and trade contractors.
- (6) Heavy equipment storage yards.
- (7) Mini storage buildings.
- (8) Retail sales and service over 10,000 square feet gross building area.
- (9) Utility facilities.
- (10) Public and semi-public uses.
- (11) Manufacturing, processing, fabrication, packing, packaging and assembly of products from furs, glass, leather, paper, plastics, textiles, metal and wood.
- (12) Body shops.
- (13) Commercial marinas.
- (14) Outdoor amusement facilities.
- (15) Riding stables.
- (16) Commercial kennels.
- (17) Boat launching.

(D) SIDE LOT SETBACKS:

- (1) Side Lot Adjoining a Commercial Lot:
  - (a) Principal Building: 15 feet.
  - (b) Accessory Building, including garage: 5 feet.
- (2) Side Lot Adjoining Any Residential District:
  - (a) Principal Building: 25 feet.
  - (b) Accessory Building, including garage: 15 feet.
- (3) Residential Dwelling: 15 feet.

(E) REAR YARD REQUIREMENTS:

- (1) Rear Lot Adjoining a Commercial Lot.



- (a) Principal Building: 15 feet.
- (b) Accessory Building, including garage: 5 feet.
- (2) Rear Lot Line Setback Adjoining a Residential District:  
All buildings: 40 feet.
- (3) Rear Lot Residential Dwelling: 40 feet.

(F) LOT AREA REQUIREMENTS:

Non-residential lots within this classification shall have a minimum lot area of 65,340 sq. ft. (1.5 acres for the first building and an additional 12,000 square feet for each additional building).

(G) BUFFER REQUIREMENTS FOR LOTS ABUTTING RESIDENTIAL DISTRICTS:

Landscaping features which provide a buffer between lots are required whenever a property owner requests a zoning permit for construction or alteration of structures on a commercial lot abutting a residential district.

- (1) The property owner shall submit detailed plans, as provided in par. (b) of this subsection, for the placement of landscaping features, such as plantings, berms, wooden fences or combinations thereof, between the lot and the adjoining residential lots. Such buffer measures shall be designed to create an aesthetic and sound-dampening buffer between commercial and residential uses. The plan shall be signed by the property owner and filed with the Zoning Administrator prior to issuance of the zoning permit.
- (2) A detailed plan under this subsection shall include the following:
  - (a) A drawing of the premises accurately showing the dimensions of the lot or parcel, the dimensions of existing and proposed buildings, the distance in feet from the abutting street or highway and from the side and rear lot line.
  - (b) The drawing shall accurately indicate the location of existing and proposed shrubs, berms and fencing, with the dimensions (height, width, depth and circumference, as the case may be) of each; and shall identify by species all existing and proposed trees greater than 6 inches in diameter measured at a height 4 feet from the base of the tree.
- (3) The buffer measures shall be maintained in perpetuity, unless the property owner receives approval of a new buffer plan meeting the same requirements.
- (4) The current owner is solely responsible for compliance with the terms of this subsection.
- (5) Within one year of issuance of the related zoning permit, the property owner shall complete installation of the buffer and shall certify in writing to the Zoning Administrator that the required buffer measures have been completed. As part of the certification, the property owner shall submit photos documenting the buffer measures.
- (6) Subsequent zoning permit applications shall not require additional buffer plans, provided the buffer measures are maintained.

**1.311 DOWNTOWN BUSINESS DISTRICT:**

(A) PURPOSE:

This classification is created primarily for commercial development at minimum densities of 20,000 square feet per lot. Commercial development should be attractive, enhance community identity and be pedestrian friendly.

(B) PERMITTED USES:

- (1) Mixed residential and business use.
- (2) Hotels and motels.

- (3) Eating and drinking establishments.
- (4) Commercial marinas.
- (5) Auto service stations.
- (6) Retail sales and service.
- (7) Health care facilities.
- (8) Professional services.
- (9) Banks, credit unions and financial services.
- (10) Essential services.
- (11) Home occupations.
- (12) Single family dwellings.
- (13) Duplexes and multi-family dwellings.
- (14) Resorts.
- (15) Home rentals.
- (16) Bed and breakfast establishments.

(C) CONDITIONAL USES:

- (1) Community living facilities.
- (2) Boarding houses and other group lodgings.
- (3) Roadside stands for farm produce.
- (4) Auto and RV sales.
- (5) Body shops.
- (6) Building and trade contractors.
- (7) Indoor recreation establishments.
- (8) Sales, service and repair.
- (9) Outdoor amusement facilities.
- (10) Public and semi-public uses.
- (11) Retail sales and service over 10,000 sq. ft. gross building area.

(D) SIDE LOT SETBACKS:

- (1) Side Lot Adjoining a Commercial Lot:
  - (a) Principal Building: 0 feet
  - (b) Accessory Building, including garage: 0 feet.
- (2) Side Lot Line Adjoining a Residential District:
  - (a) Principal Building: 25 feet.
  - (b) Accessory Building, including garage: 15 feet.
- (3) Residential Dwelling: 15 feet.

(E) REAR LOT LINE SETBACKS:

- (1) Rear Lot Line Adjoining a Commercial Lot:
  - (a) Principal Building: 5 feet.
  - (b) Accessory Building, including garage: 5 feet.
- (2) Rear Lot Line Adjoining a Residential District:

All buildings: 40 feet.
- (3) Rear Lot Residential Dwelling: 40 feet.

(F) LOT AREA REQUIREMENTS:

- (1) Non-residential lots within this classification shall have a minimum lot area of 20,000 square feet for the first building and an additional 12,000 square feet for each additional building.
- (2) Residential lots used for duplex or multiple family dwellings, community living facilities, bed and breakfast establishments, boarding houses and other group lodgings shall have a minimum lot area of 65,340 square feet (1.5 acres) for

the first dwelling and an additional 12,000 square feet for each additional dwelling unit. Lots used for single family dwellings shall have a minimum lot area of 65,340 square feet (1.5 acres).

- (G) **BUFFER REQUIREMENTS FOR LOTS ABUTTING RESIDENTIAL DISTRICTS:**  
Landscaping features which provide a buffer between lots are required whenever a property owner requests a zoning permit for construction or alteration of structures on a commercial lot abutting a residential district.
- (1) The property owner shall submit detailed plans as provided in par. (b) of this subsection, for the placement of landscaping features, such as plantings, berms, wooden fences or combinations thereof, between the lot and the adjoining residential lots. Such buffer measures shall be designed to create an esthetic and sound-dampening buffer between commercial and residential uses. The plan shall be signed by the property owner and filed with the Zoning Administrator prior to issuance of the zoning permit.
  - (2) A detailed plan under this subsection shall include the following:
    - (a) A drawing of the premises accurately showing the dimensions of the lot or parcel, the dimensions of existing and proposed buildings, the distance in feet from the abutting street or highway and from the side and rear lot line.
    - (b) The drawing shall accurately indicate the location of existing and proposed shrubs, berms and fencing, with the dimensions (height, width, depth and circumference and shall identify by species all existing and proposed trees greater than 6 inches in diameter measured at a height 4 feet from the base of the tree.
  - (3) The buffer measures shall be maintained in perpetuity, unless the property owner receives approval of a new buffer plan meeting the same requirements.
  - (4) The current owner is solely responsible for compliance with the terms of this subsection.
  - (5) Within one year of issuance of the related zoning permit, the property owner shall complete the installation of the buffer and shall certify in writing to the Zoning Administrator that the required buffer measures have been completed. As part of the certification, the property owner shall submit photos documenting the buffer measures.
  - (6) Subsequent zoning permit applications shall not require additional buffer plans, provided the buffer measures are maintained.

### **1.312 PARKS AND RECREATION DISTRICT:**

- (A) **PURPOSE:**  
The purpose of this classification is to allow for continuation of recreational activities and Town facilities. Development which is aesthetically pleasing from both the lakes and roads is preferred.
- (B) **PERMITTED USES:**
- (1) Public and semi-public uses.
  - (2) Parks and playgrounds.
  - (3) Golf courses.
- (C) **CONDITIONAL USES:**
- (1) Roadside stands for farm produce.
  - (2) Eating and drinking establishments.
  - (3) Outdoor amusement facilities.

- (D) SIDE LOT LINE SETBACKS:
  - (1) Principal Building: 15 feet
  - (2) Accessory Building, including garage: 5 feet
- (E) REAR LOT LINE SETBACKS:
  - (1) Principal Building: 40 feet
  - (2) Accessory Building, including garage: 5 feet
- (F) LOT AREA REQUIREMENTS:  
Minimum lot area for this district classification is 65,340 square feet (1.5 acres).

**1.313 FORESTRY AND RECREATION DISTRICT:**

- (A) PURPOSE:  
This district is created to encourage the continuation of large tracts of forested areas which are managed to produce forest products and/or maintained in wooded use, and to promote the preservation of wildlife habitats. Publicly owned lands included within this district are also intended to provide passive recreational opportunities, such as hunting, fishing, hiking, skiing, camping and snowmobiling.
- (B) PERMITTED USES:
  - (1) Single family dwellings.
  - (2) Sylvicultural and agriculture.
- (C) CONDITIONAL USES:
  - (1) Parks and playgrounds.
  - (2) Community living facilities.
  - (3) Private clubhouses.
  - (4) Campgrounds.
  - (5) Riding stables.
  - (6) Duplex and multi-family dwellings.
  - (7) Planned residential unit development.
  - (8) Home occupations.
- (D) SIDE LOT LINE SETBACKS:
  - (1) Principal Building: 15 feet
  - (2) Accessory Building, including garage: 5 feet
- (E) REAR LOT LINE SETBACKS:
  - (1) Principal Building: 40 feet
  - (2) Accessory Building, including garage: 5 feet
- (F) LOT AREA REQUIREMENTS  
The minimum lot area for this classification is 20 acres.

**1.314 EDUCATION AND RECREATION DISTRICT:**

- (A) PURPOSE:  
This classification is intended to accommodate year-round passive recreational and educational activities associated with existing Youth/Adult Education Camp, such as skiing, camping, archery, canoeing and swimming.
  - (1) Parks and playgrounds.
  - (2) Golf courses.
  - (3) Boat launching.

- (B) ALL OTHER USES:  
Development within this district for any use not listed above as a permitted use shall require an amendment to this chapter changing the district classification.

### **1.315 FORESTRY DISTRICT:**

- (A) PURPOSE:  
This District is created to encourage areas which are maintained in wooded use and to promote the preservation of wildlife habitats.
- (B) PERMITTED USES:  
(1) Single family dwellings.  
(2) Sylvicultural and agriculture.
- (C) CONDITIONAL USES:  
(1) Parks and playgrounds.  
(2) Community living facilities.  
(3) Private clubhouses.  
(4) Campgrounds.  
(5) Riding stables.  
(6) Duplex and multi-family dwellings.  
(7) Planned residential unit development.  
(8) Home occupations.
- (D) SIDE LOT SETBACKS:  
(1) Principal Building: 15 feet  
(2) Accessory Building, including garage: 5 feet
- (E) REAR LOT LINE SETBACKS:  
(1) Principal Building: 40 feet  
(2) Accessory Building, including garage: 5 feet
- (F) LOT AREA REQUIREMENTS:  
The minimum lot area for this classification is 5 acres.

## **1.400 SPECIFIC USES**

### **1.401 INTRODUCTION AND EXPLANATION:**

This subchapter contains standards for specific uses that apply irrespective of district classification.

### **1.402 MOBILE HOMES (maximum width of 12 feet):**

- (A) PERMITTED USES:  
No mobile home shall be permitted outside of a mobile home park, except in the following areas:  
(1) Holiday Estates: Being part of the SW NE, SE NE, SE NW and the NE SE, Sec. 33-40-8  
(2) Holiday Estates No. 2: Being part of the NE NW, NW NE, NE NE and the SE NE, Sec. 33-40-8  
(3) Holiday Estates No. 3: Being part of the NE SW and NW SE, Sec. 33-40-8