

ZONING DISTRICTS (general layout)

- Intent
- Permitted Uses
- Conditional Uses
- Area Requirements
- Miscellaneous Requirements

“TD” TOWN DISTRICT.

Permitted Uses.

- Single-family residential usage, including Type A manufactured homes permitted; Type B manufactured homes, provided that provisions of Section 5.7 are met.
- Public parks.
- Agriculture and horticulture uses, excluding feedlots.

Conditional Uses.

- Retail and service business.
- Light manufacturing.
- Bar or tavern.
- Warehouse.
- Multi-family housing
- Home occupation
- Manufactured home park.
- The Board of Adjustment may permit other uses which in its opinion are not detrimental to other uses. These may include manufacturing and processing uses.

Area Regulations

Residential Setbacks and Lot Area

Front -- Twenty-five (25) feet
Side -- Fifteen (15) feet
Rear -- Twenty-five (25) feet

Public Water Supply/Septic Tank -- 20,000 Sq. Ft.
Well/Septic Tank ----- 43,560 Sq. Ft.
Public Water Supply/Public Sewer - 9,600 Sq. Ft.

Commercial and Industrial Use lot area/setbacks

Lot size shall be determined by off-street parking needs; availability of water and sewage disposal systems; adjacent land uses; need for screening; and type of business. Front, side, and rear yards shall be determined by the Board of Adjustment

"C" COMMERCIAL DISTRICT.

Permitted Uses.

- Field crops and grasslands.
- On-premise signs.
- Accessory uses and buildings.
- Orchards and tree farms.
- Temporary roadside stands for sales of agricultural products grown or produced on the premises.

Conditional Uses.

- Wholesale warehouse and distributing.
- Welding and machine shops.
- Gas, oil, liquid propane and liquid hydrogen stations including bulk stations.
- Public and private utilities.
- Livestock sales.
- Contractors' shops and yards including offices when in conjunction with a shop or yard.
- Government-owned highway and street maintenance shops.
- Implement sales and service.
- Truck terminals and freight warehouses.
- Seed sales and grain storage, fertilizer and chemical storage and sales.
- Recreation vehicle sales and park.
- Bar/Tavern.
- Commercial stables.
- Kennel with or without animal grooming.
- Veterinary clinics.
- Wireless telecommunication towers and facilities.
- Convenience store/service station.
- Seasonal retail stands utilizing a structure (temporary or permanent).
- Commercial orchards, tree farms, truck gardening, and greenhouses – with retail sales.
- Motel/hotel.
- Off-premise Signs.
- Light manufacturing.
- Commercial animal husbandry service.
- Manufactured Home Park existing prior to June 18, 1974.

Area Regulations.

1. Lot Size.
2. Front Yard:
3. Building Height.
4. Side and Rear Yard:
5. Access.
6. Storage.

CHAPTER 3.06. "I" INDUSTRIAL DISTRICT.

Section 3.06.01. Permitted Uses.

1. On-premise signs.
2. Field crops and grasslands.
3. Accessory uses and buildings.

Section 3.06.02. Conditional Uses.

1. Uses permitted by conditional use in the "C" Commercial District, except implement sales and service; recreation vehicle sales and parks, bar/tavern, commercial stables, veterinary clinics convenience store/service station, Seasonal retail stands utilizing a permanent structure, commercial orchards, tree farms, truck gardening, and greenhouses; and Motel/hotel.
2. Agricultural product processing facilities such as ethanol plants and corn/soybean processing.
3. Crematory.
4. Explosive manufacture or storage.
5. Fertilizer manufacture.
6. Incineration or reduction of garbage, dead animals, fat or refuse.
7. Soap manufacture.
8. Tanning of leather, rawhide, or skins.
9. Off-premise signs.
10. Adult uses. (See Chapter 5.30).
11. Any permitted residential use in the "A" Agricultural District, where such use existed prior to June 18, 1974, and where such conditional use, if granted, will be limited to rebuilding, remodeling, of such pre-existing residence or construction of a new residence on the site of the pre-existing residence.
12. Other industrial or commercial uses determined by the Board of Adjustment to be consistent with the intent of this District that can meet the performance standards listed in section 3.06.04.

Section 3.06.03. Area Regulations.

- Lot Area.
- Front Yard:
- Side Yards.
- Rear Yards.
- Height Regulations.
- Storage.
- Access.

Section 3.06.04. Performance Standards.

- Noise.
- Air Pollution.
- Odor.
- Glare, Heat or Radiation
- Vibration.
- Sewage and Liquid Wastes.
- Fire Hazard.
- Physical Appearance.

“NR” NATURAL RESOURCE DISTRICT.

Permitted Uses.

- Wildlife production areas.
- Game refuges.
- Historic sites and/or monuments.
- Designated natural prairies.
- Public hunting and fishing access areas.

Conditional Uses.

- Transportation and utility easements and rights-of-way.
- Utility substations.
- Public parks and/or playgrounds.
- Horticulture uses and livestock grazing.
- Essential services,
- Mineral exploration and development, sand, gravel, or quarry operation.

Shoreline Alterations, Filling, Grading, Dredging, and Lagooning.

"LP" LAKE PARK DISTRICT.

Permitted Uses.

- Site-built single-family dwelling.
- Public parks and recreation areas.
- Agricultural or horticulture uses excluding concentrated animal feeding operations.
- Modular home.
- Type A manufactured home.
- Attached garages and unattached private garages with sidewalls less than ten (10) feet and conform to the design of the house.
- Essential public services.
- Accessory uses to include but not limited to boathouses further than fifty (50') feet from the highwater mark, or sheds, piers and docks.

Conditional Uses.

- Twin homes.
- Private parks and campgrounds.
- Boathouses within fifty (50) feet of high water mark.
- Multiple family dwellings, including condominiums.
- Unattached garages with sidewalls greater than ten (10) feet or do not conform to the design of the house.
- Type B manufactured home.
- Commercial storage garages.
- Home occupation.
- Extended home occupation.

Area Regulations

- Setbacks determined by use and whether lake front/non lake front
- Lot Area determined by sewer provisions
- Sewer/Septic Requirements
- Garage size requirements

Shoreland Alterations.

Filling, Grading, Lagooning, and Dredging.

Sewage Systems.

Agricultural Easement.

"RR" RURAL RESIDENTIAL DISTRICT.

Permitted Uses and Accessory uses.

- Site-built single-family non-farm dwelling, including modular homes, and Type A manufactured homes.
- Public building
- Farm buildings.
- Public park and recreation areas.
- Field crops and grasslands.
- Orchards, tree farms, botanical gardens (nurseries and greenhouses) – without retail sales.
- Animal Units on Small Acreages.
- Type 5 Concentrated Animal Feeding Operations
- Accessory uses and structures customarily incidental to permitted uses and structures when established within the space limit of this district.
- Home occupation.
- On-premise signs.

Conditional Uses.

- Private Wind Energy Conversion Systems.
- Kennels.
- Religious Institutions and Cemeteries.
- Assisted living facility
- Group home
- Public utility facility
- Public utility and public service structure including transmission lines, substations, gas regulator stations, pipelines, community equipment buildings, pumping stations, and reservoirs.
- Bed and breakfast.
- Wireless Telecommunications Towers and Facilities.
- Extended home occupation
- Type B manufactured home

Area Regulations/Easement/Waivers

- Minimum lot area
- Maximum building height
- Maximum lot coverage
- Setbacks
- Agriculture Easement/Waiver:
- Access

"PR" PLANNED RESIDENTIAL DISTRICT.

Planned Residential District Standards and Requirements.

- Single Family subdivisions
- Minimum area
- Minimum size and number of lots
- Density
- Public facilities maintained by association
- Review standards
- Orientation to roads
- Road Requirements
- Prohibition over shallow aquifer unless using an approved sewer district
- Ag Easements

Procedure for Planned Residential District.

- Largely a subdivision review

FLOOD PROTECTION OVERLAY DISTRICT.

- **Ordinance and form of Ordinance required to be reviewed and approved by FEMA to allow for participation in Flood Program.**

Districts:

- Floodway
- No building/No fill allowed
- Zone A
- Established floodplain elevation
- No elevation established
- Everything to be built 1' above Base Flood Elevation if in Zone A

Administration

- Identify floodplain administrator
- Requirement of floodplain development permit

Standards

- Subdivisions
- Structures
- Non-residential
- Residential
- Manufactured Homes
- Certain Others

“AP” AQUIFER PROTECTION OVERLAY DISTRICT.

Zone A

- Zone of contribution for wellheads (public water supplies)

Zone B

- Expanded zone of contribution for City of Watertown wellhead

Zone C

- Shallow aquifer area (Mapped by DENR) and Aquifer materials maps (USGS)

Permitted Uses

Conditional Use

Prohibited Uses

Performance Standards

"A" AGRICULTURAL LAND DISTRICT.

Permitted Uses.

- Agricultural activities and farm related buildings, including Type 5 Concentrated Animal Feeding Operations.
- Houses, including double-wides on a foundation (1 per quarter-quarter)
- Farm buildings.
- Fisheries services and Game propagation areas.
- Public park and recreation areas.
- Field crops and grasslands.
- On-premise signs.
- Accessory uses and buildings.
- Orchards and tree farms.
- Temporary roadside stands for sales of agricultural products grown or produced on the premises.
- Home occupation.
- Botanical gardens (nurseries and greenhouses) – without retail sales.
- Stables.
- Private Wind Energy Conversion System (PWECS).

Conditional Uses.

- Airports and airstrips.
- Churches and Cemeteries.
- (Mostly Open Air) Commercial public entertainment enterprises
- Gravel Pits; rock crushers; and concrete and asphalt mixing plants
- Private club.
- Sanitary landfills provided:
- Domestic sanitary sewer treatment plant/facility.
- Class 1, Class 2, Class 3, and Class 4 concentrated animal feeding operations.
- Commercial Stables.
- Junkyards/salvage yards,
- Public utility and public service structure
- Land application of petroleum-contaminated soils.
- Institution farms, including religious farming communities.
- Bed and breakfast.
- Wireless Telecommunications Towers and Facilities.
- Extended home occupation
- Single Wide manufactured homes
- Game Lodge.
- Group Homes.
- Kennels.
- Wind Energy System (WES)
- Public or private motorcycle recreation facilities.
- Target/Shooting Range.
- Veterinarians offices and animal hospitals.
- Golf course, golf driving range, clubhouse.
- Seasonal retail stands – including produce and fireworks
- Livestock sales barns.
- Fur farms.
- Rubble sites, composting sites, waste tire sites, restricted use sites
- Government grain storage sites.
- Horticultural services.
- Orchards and tree farms with retail sales.
- Truck gardening.
- Botanical gardens (nurseries and greenhouses) with retail sales.
- Schools.
- Private shooting preserve.
- Temporary roadside stands not utilizing a permanent structure for sales of fireworks.
- Religious Conference Facility.
- Storage of Fireworks in temporary structures.
- Government buildings
- House less than ½ mile from an existing CAFO.

Area Regulations/Easement/Waivers

- Lot Area
- Farmstead Exemptions
- Lot Width
- Setbacks:
- (65' from right-of-way; 25' from all other lines for permitted uses. Determined by Board of Adjustment for conditional uses.)
- Maximum Lot Coverage:
- Height Regulations:
- Agriculture Easement
- Access

SUPPLEMENTAL REGULATIONS

- VISION CLEARANCE ON CORNER LOTS.
- REFUSE.
- UNLICENSED VEHICLES.
- SALE OF PARKING AREAS.
- SCREENING.
- MOVED IN BUILDINGS
- MINIMUM WATER AND SEWER REQUIREMENTS.
- SHELTERBELT SETBACK REQUIREMENTS.
- ANIMAL UNITS ON SMALL ACREAGES.
- MANUFACTURED HOME PARKS.
- MANUFACTURED HOME REGULATIONS.
- EXTENDED HOME OCCUPATION.
- FENCES.
- ACCESSORY BUILDINGS.
- SIGNS.
- STRUCTURES TO HAVE ACCESS.
- YARDS.
- PERMANENT FOUNDATIONS REQUIRED FOR DWELLINGS.
- UTILITY EASEMENTS.
- ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT.
- CONCENTRATED ANIMAL FEEDING OPERATION REGULATIONS.
- WIND ENERGY SYSTEM (WES) REQUIREMENTS.
- WILLOW CREEK FLOOD DAMAGE PREVENTION.
- WIRELESS TELECOMMUNICATIONS TOWERS AND FACILITIES.
- SOIL EROSION AND SEDIMENTATION CONTROL.
- MINERAL EXPLORATION AND DEVELOPMENT.
- AGRICULTURAL EASEMENT.
- RANGE REQUIREMENTS.
- SINGLE FAMILY DWELLING (FARM OR NON-FARM) CONSTRUCTED LESS THAN ONE-HALF (1/2) MILE FROM AN EXISTING CONCENTRATED ANIMAL FEEDING OPERATION
- ADULT USE REGULATIONS.
- PRIVATE WIND ENERGY CONVERSION SYSTEMS (PWECS).
- RELIGIOUS CONFERENCE FACILITY STANDARDS.

ADMINISTRATION

- **Administrative Officials/Boards:**
 - **Membership/appointment**
 - **Duties**
 - **Administrative Official**
 - **Board of Adjustment**
 - **Planning Commission**

- **Permits:**
 - **Application Process/Materials**
 - **Review/Approval Process**
 - **Appeals Process**
 - **By types of permits:**
 - **Building Permits**
 - **Variances**
 - **Conditional Use Permits**
 - **Appeals**
 - **Zoning Amendments/Rezoning**

GENERAL SECTIONS/DEFINITIONS/NONCONFORMING USES

- Title and Applic[ability]
- Penalty Provisions
- Definitions
- Uses/structures that existed before zoning/change of rules (nonconforming)
- Reference/Incorporation of Zoning Map