

**§ 240-35. Agricultural uses.**

**A. General Agriculture.**

- (1) Barnyards, feed lots and farm structures housing animals shall be located at least 100 feet from navigable water and shall be located so that manure will not drain into navigable water.
- (2) General agricultural practices shall be allowed in all agricultural districts without issuance of a land use permit, except that structures shall require a land use permit.
- (3) General agricultural practices, except for barnyards, feed lots and uses involving agricultural structures, shall be allowed in all nonagricultural zoning districts without issuance of a land use permit.

**B. Agricultural Business Operations**

(1) Agritourism

(2) Direct Market Agriculture

- a. Except for temporary structures not exceeding 160 square feet of floor area, all structures associated with Direct Market Agriculture shall meet all setbacks and other provisions of this chapter. Temporary Direct Market structures which do not exceed 160 square feet of floor area shall be considered a minor structure such as those listed in § 240-32A(1).
- b. Only one Direct Market structure shall be permitted on a lot.

(3) Farmers Market

- a. Such use shall principally involve the sale of farm and garden products, but other types of merchandise may be sold, provided such merchandise occupies not more than 25% of the indoor and outdoor display area of the farm market.
- b. At least one off-street parking space shall be provided for each 200 square feet of indoor and outdoor display area.
- c. Combined indoor and outdoor display areas shall not exceed 2,000 square feet.
- d. The farmers market shall obtain site plan approval and a land use permit.

(4) Nursery

(5) Orchard

(6) Winery

**§ 240-36. Commercial uses.**

A. Bed-and-breakfast establishments.

- (1) There shall be no more than eight rooms available for rent to transient guests. A conditional use permit shall be required for bed-and-breakfasts with more than four rooms available to rent in the PA, GR, GRF and AR Districts.
- (2) Bed-and-breakfast establishments shall comply with the parking requirements of § 240-54.
- (3) All lot size and other dimensional requirements for single-family residences shall be met.
- (4) No more than one on-premises sign shall be permitted. Such sign shall not exceed nine square feet in sign face area.

B. Boardinghouses.

- (1) There shall be one off-street parking space per sleeping room provided, in addition to two spaces required for residents of the dwelling.
- (2) There shall be no more than eight sleeping rooms provided for boarding.
- (3) All boardinghouses with sleeping rooms above the ground floor shall provide an outside fire escape or escape balcony from an area accessible to the occupants of the upper floor(s) and appropriate exit signs.
- (4) All lot size and other dimensional requirements for single-family residences shall be met.
- (5) No more than one sign shall be permitted. Such sign shall not exceed nine square feet in sign face area.

C. Family day-care homes. Family day-care homes shall be permitted no more than one sign. Such sign shall not exceed nine square feet in sign face area and shall not be illuminated.

D. Farm and home based businesses accessory to permitted single-family residences shall be permitted by conditional use permit in agricultural districts, subject to the following:

- (1) The farm and home based business shall be conducted by the owner of the dwelling unit. No more than eight persons not residing on the site may be employed in the business. Farm and home based businesses located in the Exclusive Agriculture District shall not have more than two nonresident farm family member employees. **[Amended by Ord. No. 99-11]**
- (2) If located within a dwelling unit, the farm and home business shall occupy no more than 50% of the dwelling unit. If located in an accessory building, the farm and home business shall not occupy an area greater than 5,000 square feet.
- (3) Minimum lot size shall be five acres.
- (4) Such other conditions as specified by the Land Management Committee pursuant to § 240-76 shall apply.

E. General Retail and Services

F. Home businesses accessory to principal permitted single-family residences.

- (1) If located within a dwelling unit, the home business shall occupy no more than 50% of the floor area of the dwelling unit. If located in an accessory building, the home business shall not occupy an area greater than 1,500 square feet of such accessory building.
- (2) Minimum lot size shall be two acres.

- (3) The home business shall be conducted by a resident of the dwelling unit. Such home business shall not employ more than two persons who are not residents of the dwelling unit.
- (4) Off-street parking shall be provided in accordance with the requirements in Article VII, Parking, Loading and Access Requirements.
- (5) Such use shall not include the operation of any machinery, tools, appliances or other operational activity that would create a nuisance due to noise, dust, odors or vibration or be otherwise incompatible with the surrounding area.
- (6) No more than two home businesses shall be permitted on a single lot. The total space allowed for two home businesses combined shall not exceed the maximum allowed for a single home business.
- (7) A lavatory shall be provided for employees and clients of the home business.
- (8) A home business which involves a use that has particular use requirements listed in this Article IV shall, in addition, comply with those requirements.
- (9) No more than one on-premises sign shall be permitted. Such sign shall not exceed 12 square feet in sign face area.
- (10) The business site shall have direct access to only state, county or town roads. Direct access to easements shall not be allowed. The business shall not have direct access to a private road unless the business owner provides a written statement of permission signed by all parties who hold a property or maintenance interest in the road. It shall be the responsibility of the business owner to establish the list of all parties who hold such an interest. **[Amended 4-17-2001 by Ord. No. 00-15]**
- (11) Only finished consumer goods that have been produced in connection with a home business and products accessory to such goods may be offered for sale.

G. Home occupations. The use of a principal permitted single-family dwelling unit for a home occupation shall be clearly secondary to the residential use of the dwelling unit and shall not change the residential character of the dwelling unit. The following shall apply:

- (1) Home occupations shall be conducted only inside a single-family residence (including any attached garage) and shall not occupy more than an area equal to 25% of the floor area of the residence. Home occupations shall not be conducted in an accessory building.
- (2) The home occupation shall be conducted by a resident of the dwelling unit. Such use shall not employ more than one person that is not a resident of the dwelling unit.
- (3) Such use shall not include the conduct of any retail or wholesale business on the premises, except for the sale of products produced by the home occupation.
- (4) Such use shall not include the operation of any machinery, tools, appliances or other operational activity that would create a nuisance due to noise, dust, odors or vibration or be otherwise incompatible with the surrounding area.
- (5) Such use shall not involve any outdoor storage or display of any articles offered for sale or produced on the premises in conjunction with the home occupation. Outdoor storage of materials or machinery used in conjunction with the home occupation shall not be permitted.
- (6) No more than one on-premises sign shall be permitted. The sign shall not exceed four square feet in sign face area. The sign shall not be illuminated.

- (7) Off-street parking shall be provided in accordance with the requirements in Article VII, Parking, Loading and Access Requirements.

H. Indoor maintenance and repair.

- (1) All repair, painting, parts storage and body work activities shall take place within a building.
- (2) All damaged or nonoperable parts shall be stored indoors or in storage containers such as roll-offs, dumpsters or bins of similar size and construction.
- (3) Outside storage of more than six vehicles for repair shall be screened from public right-of-way. All permitted storage of vehicles for repair shall be behind the building setback. **[Added 3-27-2001 by Ord. No. 00-14]**

I. Kennels.

- (1) All dogs shall be housed indoors during the hours from 9:00 p.m. to 6:00 a.m.
- (2) Minimum side and rear yards for all structures associated with kennels shall be 200 feet.
- (3) Except as exempted here, all kennels shall be screened from public highways by vegetative screening as described in § 240-31D. Structures located at least 200 feet from the center line of public roads are exempt from the screening requirement.
- (4) There shall be no more than two adult dogs in any single enclosure unit.

J. Lodging facilities.

- (1) Density requirements.
  - (a) Lodging facilities in which the floor area of each of the occupancy units is less than 450 square feet shall have a maximum density of 16 units per acre (one unit per 2,723 square feet of lot area).
  - (b) Lodging facilities in which the floor area of each of the occupancy units is 450 to 750 square feet in area shall have a maximum density of 12 units per acre (one unit per 3,630 square feet of lot area).
  - (c) Lodging facilities in which the floor area of each occupancy unit is greater than 750 square feet shall have a maximum density of six units per acre (one unit per 7,260 square feet of lot area).
  - (d) The allowable density of lodging facilities which include a mixture of unit sizes shall be calculated as follows: The sum of all areas derived by multiplying each unit by its appropriate lot area requirement shall not exceed the total area of the parcel.
- (2) Multiple buildings with lodging facilities may be located on the same parcel but shall be separated from each other by a distance of at least 30 feet.

K. Mini-storage.

- (1) Except in industrial districts, all buildings shall be located a minimum of 50 feet from all lot lines.
- (2) Commercial storage facilities shall not be used as workshops or retail shops.
- (3) Outside storage shall be prohibited.
- (4) Screening with vegetation and/or fencing as approved by the Land Management Committee shall be provided along property lines bordering residential districts.

- (5) Lighting shall be shielded to prevent direct illumination of adjacent properties not in industrial and commercial districts or public rights-of-way.

L. Offices.

M. Retreat Centers.

- (1) Facilities may not be utilized by the non participating public for meals or overnight accommodations.
- (2) Housing may be in lodges, cabins, or dormitories and other residential structures.
- (3) Each housing structure may have one cooking facility.
- (4) Minimum lot size for the parcel shall be 2 acres.
- (5) There shall be one off-street parking space provided for each sleeping room provided.
- (6) Retail activities outside the commercial district shall be limited to those specifically identified in the conditional use permit.
- (7) Adequate code compliant onsite wastewater facilities shall be provided.

**§ 240-39. Outdoor recreational uses.**

**A. Campgrounds.**

- (1) Each campsite shall be plainly marked and surfaced with gravel, asphalt or other material to free the site of mud.
- (2) The maximum number of campsites shall be 15 per acre.
- (3) The minimum lot size shall be five acres.
- (4) Each campsite shall be a minimum of 1000 square-feet.
- (5) There shall be two off-street parking spaces for each campsite.
- (6) All sites shall meet the required setbacks from roads and from the ordinary high-water mark and shall be located at least 50 feet from all exterior lot lines.
- (7) Each campground shall be screened by means of a vegetative screening, as described in § 240-31D, along all lot lines. Such requirement may be waived by the Zoning Administrator if existing woody vegetation is such that the screening objective is or will be achieved.
- (8) No more than one mobile recreational vehicle shall be allowed on any individual campsite.
- (9) A camping unit shall not be occupied for more than eight months in a calendar year, although a camping unit may remain on an individual campsite for an entire calendar year. The wheels and tires shall remain in an in-transit position.
- (10) No porches, lean-tos or additions shall be constructed onto or immediately adjacent to a camping unit. Canvas screen rooms or awnings shall be allowed.
- (11) A wooden deck may be provided adjacent to a camping unit subject to the following:
  - [1] The deck shall not exceed 256 square feet in area.
  - [2] The deck may be enclosed by open railings but shall not have built-in benches or tables.
  - [3] The deck shall not have a permanent foundation in the ground.
- (12) A camping unit and deck may only be skirted with lattice; however, solid skirting may be installed immediately adjacent to the tires.
- (13) One storage shed may be allowed per campsite. Said shed shall not exceed 80 square feet in floor area.
- (14) A shelter unit may be located on an individual campsite provided it is designed only to protect occupants from the elements and does not have a permanent water supply, a sewage system, electricity or heating and cooking facilities. A shelter unit shall not exceed 300 square feet in total floor area
- (15) One dwelling unit to be occupied by the owner and not more than one additional dwelling unit to be occupied by the manager may be permitted in a campground.
- (16) Camping shall be permitted in approved campgrounds without issuance of a regular land use permit.

**B. Riding stables, commercial and private.**

- (1) Minimum lot size for riding stables shall be 10 acres for commercial riding stables and three acres for private riding stables.
- (2) There shall be at least one acre of open space provided on the lot for each horse kept on the lot.
- (3) All stables shall be located at least 100 feet from the ordinary high-water mark of navigable water and shall be located such that manure will not drain into navigable water.
- (4) Riding stables in the Exclusive Agriculture District shall require a conditional use permit subject to § 91.75(8), Wis. Stats. **[Added by Ord. No. 99-11]**

C. Nature-Based Operations.

D. Private Outdoor Recreational Uses.

E. Public Outdoor Recreational Uses.

F. Residential Parks.

G. Resorts.

- (1) Housing may be in lodges, cabins and other residential structures.
- (2) Each housing structure may have one cooking facility.
- (3) There shall be one off-street parking space provided for each sleeping room provided.
- (4) Retail activities shall be limited to those specifically identified in the Conditional Use Permit.

## § 240-88. Definitions.

**AGRICULTURAL BUSINESS OPERATION** - A site-specific business reliant on the property's active agriculture which may include multiple related uses managed as one operation.

**AGRITOURISM** – Activities conducted at a working agricultural operation and offered to the public or to invited groups for the purpose of recreation, education, or active involvement in the operation.

**CAMPGROUND** - Any parcel or tract of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by four or more camping units or by one to three camping units if the parcel or tract of land is represented as a campground and may include multiple related uses managed as one operation.

**DIRECT MARKET AGRICULTURE** – A use involving the sale of agricultural products which are produced on-site and sold directly to consumers including uses such as roadside stands, pick-your-own fruits and vegetables and Christmas tree farms.

**FARMERS MARKET** - A use or which principally involves the retail sale of farm and garden products from local area farmers.

**GENERAL RETAIL AND SERVICES** – Establishments that provide goods and/or services to the consumer.

**LODGING** - A use which provides commercial transient lodging in individual rooms, suites of rooms or units. Examples of such uses include motels, hotels, inns, cottages and cabins.

**MOBILE RECREATIONAL VEHICLE:** A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use and which does not comply with the definition of a "manufactured home."

**NATURE-BASED OPERATION** - A site-specific operation reliant on the property's natural environment and characteristics and may include multiple related uses managed as one operation.

**NURSERY** - A facility or facilities used primarily to raise trees, shrubs, flowers, produce and other plants for sale of which at least 50% are grown onsite. Landscaping and horticultural services may be offered along with the sale of garden products such as rakes, shovels, and pots. The sales of garden products shall not occupy more than 25% of the sales area.

**ORCHARD** – An establishment located on a lot devoted to the cultivation of fruit trees that includes the sale of goods containing produce primarily grown on-site and items to attract customers and promote the sale of agricultural products such as baked goods, ice cream, crafts and other retail items identified in the conditional use permit.

**OUTDOOR RECREATION, PRIVATE** - Land uses which offer recreation activities primarily outdoors, including such uses as private parks, sportsmen's clubs, golf courses and ski hills, and which are operated for members or on a commercial basis for members of the public and may include multiple related uses managed as one operation.

**RESIDENTIAL PARK** – Land within a residential development used for recreational purposes.

**RESORTS** - A facility for transient guests where the primary attraction is generally on-site recreational features or activities and may include multiple related uses managed as one operation.

**RETREAT CENTER** - A facility or facilities used for professional, educational, organizational, or religious meetings, conferences, or seminars and which may provide meals, housing, and recreation for participants and may include multiple related uses managed as one operation.



**WINERY** - An establishment located on land with a producing vineyard or similar growing area for the production of wine, as defined by the State of Wisconsin, that includes a room for the tasting of wine, nonalcoholic fruit juices or incidental food items or the retail sales of winery products, products by the bottle for off-premise consumption or other retail items identified in the conditional use permit.