

# VILAS COUNTY ZONING DISTRICT USES



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**AGRICULTURAL DISTRICT (AG)**

*The Agriculture District is created to preserve land & water resources for food and fiber production & preserve farms by preventing land use conflicts between incompatible uses. This District applies to lands in productive farm operations, good crop yields, lands capable of such yields, dairying, livestock raising, and grazing. Land for specialty crops eg: cranberry production, sod farms, Christmas trees & other types of food and fiber products. Wood lots and forested land part of commercial farm operations may be included.*

**PERMITTED USES:**

- ★ Agricultural, animal husbandry and forestry uses
- ★ Bed and breakfast establishments
- ★ Hobby farms
- ★ Community living (CBRF) establishments
- ★ Essential services
- ★ Residential uses
- ★ Roadside stands selling products produced on the farm
- ★ Structures and improvements consistent with and contributing to agricultural use

**CONDITIONAL USES:**

- ★ Objectionable emission of odor, dust, fumes, smoke and noise: e.g. recycling business
- ★ Public and semi-public uses
- ★ Single- family dwellings occupied by parents or children of the farm operator
- ★ Utility facilities
- ★ Warehousing and wholesaling

**MINIMUM LOT AREAS AND WIDTHS:**

- ★ 35 acres, 100 feet wide at building setback line



\*Note: For lot area and width requirements for lots with multiple structures see Vilas County General Zoning Ordinance Article IV.

**FORESTRY DISTRICT ( F )**

*The Forestry District is created to set aside areas for forestry and other land uses. The purpose is to reduce the public service demands, in remote areas and to promote the preservation of forest lands for sustained yielded forestry, wildlife habitats, aesthetics and recreation.*

**PERMITTED USES:**

- ★ Residential uses and including, but not limited to, farms, farmhouses, non-rental guest houses and mobile homes
- ★ Commercial and recreational uses, including but not limited to, resorts, eating and drinking establishments, bait shops, commercial marinas, campgrounds and camping resorts, mobile home parks, hotels, motels, riding stables, bed & breakfast establishments
- ★ Agricultural related businesses not requiring public services
- ★ Auto service stations
- ★ Auto and RV sales, service and repair, excluding body shops
- ★ Community living (CBRF) facilities
- ★ Essential services
- ★ Financial services
- ★ Forest products businesses and industries
- ★ Public parks, playgrounds, golf courses and other outdoor recreation facilities
- ★ Retail sales and services
- ★ Hobby farms

**CONDITIONAL USES:**

- ★ Airports and landing fields
- ★ Gun clubs and shooting ranges
- ★ Objectionable emission of odor, dust, fumes, smoke and noise: e.g. recycling business
- ★ Public and semi-public uses
- ★ Quarries and mines
- ★ Septage disposal sites
- ★ Utility facilities
- ★ Warehousing and wholesaling

**MINIMUM LOT AREAS AND WIDTHS:** 5 acres, 300 ft wide

**SINGLE-FAMILY RESIDENTIAL (R -1)**

*The purpose of the Single-Family Residential District is to create areas for exclusive low density residential use and prohibit the intrusion of uses incompatible with the quiet and comfort of such areas.*

**PERMITTED USES:**

- ★ Single-family detached dwelling units, including individual mobile homes which meet the yard requirements of the district
- ★ One non-rental guesthouse, which may be occupied on a temporary basis
- ★ Parks, playgrounds, golf courses and other recreation facilities. No structure of more than 1,000 square feet may be associated with such uses. Larger structures require conditional use permits.
- ★ Home occupations as defined in Article XI of the Vilas County General Ordinance
- ★ Essential services
- ★ Hobby farms

**CONDITIONAL USES:**

- ★ Airports and landing strips
- ★ Public and semi-public uses
- ★ Utility facilities
- ★ Private club houses exceeding 1,000 sq. ft. in area which are owned by condominium associations or other types on non-

**MINIMUM LOT AREAS AND WIDTHS:\***

- ★ Sewered Back Lots: 10,000 square feet, 100 feet wide
- ★ Sewered Lake Lots: 20,000 square feet, 100 feet wide
- ★ Unsewered Back Lots: 65,340 square feet, 163 feet wide
- ★ Unsewered Lake Lots: As required in Section 4.3 Vilas County Shoreland Zoning Ordinance



**RESIDENTIAL/LODGING (RL)**

*The Residential/Lodging District is to provide for areas with primarily low density residential use, but with some mixing of low-density transient lodging, which is a permitted use.*

**PERMITTED USES**

- ★ All uses permitted in the R-1 District
- ★ Bed and breakfast establishments
- ★ Resort establishments
- ★ Rental of a residential dwelling unit

**CONDITIONAL USES**

- ★ Community living (CBRF) establishments
- ★ Group Lodging
- ★ Indoor Recreation
- ★ Private clubhouses (over 1,000 sq ft)
- ★ Public and semi-public uses
- ★ Utility Facilities

**MINIMUM LOT AREAS AND WIDTHS**

- ★ Sewered Back Lots: 10,000 square feet, 100 feet wide
- ★ Sewered Lake Lots: 20,000 square feet, 100 feet wide
- ★ Unsewered Back Lots: 65,340 square feet, 163 feet wide
- ★ Unsewered Lake Lots: As required in Section 4.3 Vilas County Shoreland Zoning Ordinance

**MINIMUM LOT AREAS AND WIDTHS:\***

- ★ Sewered Back Lots: 10,000 square feet, 100 feet wide
- ★ Sewered Lake Lots: 20,000 square feet, 100 feet wide
- ★ Unsewered Back Lots: 5 acres, 163 feet wide
- ★ Unsewered Lake Lots: As required in Section 4.3 Vilas County Shoreland Zoning Ordinance

**INDUSTRIAL DISTRICT ( I )**

*The industrial District is created to provide areas for industrial and commercial activities. While the district does permit residential and general commercial uses, such uses enter the district aware that incompatibilities may affect their property.*

**PERMITTED USES:**

- ★ All uses permitted in the R -1, R-2, and GB Districts
- ★ Heavy equipment storage yards
- ★ Hobby farms
- ★ Utility facilities
- ★ Manufacture, processing, fabrication, packing, packaging and assembly of products from furs, glass, leather, paper, plastics, textiles, metal and wood
- ★ Motor freight transportation terminals

**CONDITIONAL USES:**

- ★ Airports & landing fields
- ★ Objectionable emission of odor, dust, fumes, smoke and noise: e.g. recycling business
- ★ Quarries and mines
- ★ Septage disposal sites
- ★ Salvage and junk yards
- ★ Warehousing and wholesaling

**MINIMUM LOT AREAS AND WIDTHS:\***

- ★ Sewered Back Lots: 10,000 square feet, 100 feet wide
- ★ Sewered Lake Lots: 20,000 square feet, 100 feet wide
- ★ Unsewered Back Lots: 65,340 square feet, 163 feet wide
- ★ Unsewered Lake Lots: As required in Section 4.3 Vilas County Shoreland Zoning Ordinance

## **RURAL RESIDENTIAL/LIGHT MIXED USE DISTRICT (RRL)**

*The Rural Residential/Light Mixed Use District is created to provide areas of low density single and multi-family residential uses on larger lots with some mixed uses as conditional uses to reduce incompatibility.*

### **PERMITTED USES:**

- ★ All uses permitted in the R-1 District
- ★ Agriculture (Animal Husbandry)
- ★ Apartments
- ★ Bed and breakfast establishments
- ★ Building, trade, general, and special contractors
- ★ Eating and drinking establishments
- ★ Farmhouses and farms
- ★ Forest product industries
- ★ Professional offices
- ★ Residential multi-family
- ★ Residential multi-family units on second stories
- ★ Resorts
- ★ Roadside stands
- ★ Single family residential attached to commercial uses

### **CONDITIONAL USES:**

- ★ Community living (CBRF) establishments
- ★ Group lodging
- ★ Heavy equipment storage yards
- ★ Indoor recreation facilities
- ★ Commercial kennels
- ★ Mini-storage buildings
- ★ Objectionable emission of odor, dust, fumes, smoke & noise: e.g. recycling business
- ★ Outdoor amusement facilities
- ★ Private clubhouses (over 1000 square feet)
- ★ Public and semi-public uses
- ★ Quarries and mines
- ★ Retail sales and service
- ★ Riding stables
- ★ Miscellaneous sales, service, and repair
- ★ Utility facilities

## **MULTI-FAMILY RESIDENTIAL (R-2)**

*The Multi-Family Residential District is created to provide areas for apartments, townhouses and condominiums, with the necessary supporting uses, but free from incompatible land uses.*

### **PERMITTED USES:**

- ★ All uses permitted in the R-1 District
- ★ Multiple family dwelling units
- ★ Apartments, townhouses and condominiums for rent
- ★ Bed and breakfast establishments
- ★ Boarding houses and other types of group lodging
- ★ Community living (CBRF)
- ★ Dwelling units on second stories
- ★ Mobile home parks.
- ★ Resorts.
- ★ Private club houses which are owned by condominium associations or other types of non-profit associations consisting of owners of adjacent or nearby properties.
- ★ Hobby farms.

### **CONDITIONAL USES:**

- ★ Airports & landing strips.
- ★ Public & semi-public uses.
- ★ Utility facilities.

### **MINIMUM LOT AREAS AND WIDTHS:\***

- ★ Sewered Back Lots: 10,000 square feet, 100 feet wide
- ★ Sewered Lake Lots: 20,000 square feet, 100 feet wide
- ★ Unsewered Back Lots: 65,340 square feet, 163 feet wide
- ★ Unsewered Lake Lots: As required in Section 4.3 Vilas County Shoreland Zoning Ordinance



**GENERAL BUSINESS (GB)**

*The General Business District is established to create areas for a wide variety of commercial purposes on relatively large lots. Residential property owners in this district should be prepared to accept inconveniences associated with mixing potentially non-compatible land uses.*

**PERMITTED USES:**

- ★ All uses permitted in the R-1 & R-2 Districts
- ★ Agri-business (forest crop)
- ★ Auto & RV sales, service and repair, except body shops
- ★ Auto service stations
- ★ Building, trade, general and special contractors
- ★ Eating and drinking establishments
- ★ Financial institutions
- ★ Forest products industries
- ★ Health care facilities
- ★ Hobby farms
- ★ Hotels and motels
- ★ Indoor recreation establishments
- ★ Mini-storage buildings
- ★ Professional offices
- ★ Public and semi-public uses
- ★ Retail stores and commercial services
- ★ Miscellaneous sales, service, and repairs
- ★ Snowmobile sales and services

**CONDITIONAL USES:**

- ★ Airports and landing strips
- ★ Body shops
- ★ Campgrounds and camping resorts
- ★ Gun clubs and shooting ranges
- ★ Commercial kennels and marinas
- ★ Objectionable emission of odor, dust fumes, smoke & noise:  
e.g. recycling business
- ★ Outdoor amusement facilities
- ★ Riding stables
- ★ Utility facilities
- ★ Warehousing and wholesaling

**WOODED RESIDENTIAL (WR)**

*The Wooded Residential District is intended primarily for single and multi-family residential uses on standard sized lots with some additional uses allowed that could be compatible as conditional uses. While the intent of this district is primarily for residential uses, some mixing of residential and less-intensive commercial uses should occur due to road access and the existing mixed development pattern.*

**PERMITTED USES:**

- ★ All uses permitted in the R-1 District
- ★ Apartments
- ★ Bed and breakfast establishments
- ★ Forest product industries
- ★ Professional offices
- ★ Residential multi-family
- ★ Residential multi-family units second stories
- ★ Roadside stands

**CONDITIONAL USES:**

- ★ Building, trade, general and special contractors
- ★ Community living (CBRF) establishments
- ★ Eating and drinking establishments
- ★ Group lodging
- ★ Indoor recreation facilities
- ★ Mini-storage buildings
- ★ Private clubhouses (over 1000 square feet)
- ★ Public and semi-public uses
- ★ Resorts
- ★ Utility facilities

**MINIMUM LOT AREAS AND WIDTHS:\***

- ★ Sewered Back Lots: 10,000 square feet, 100 feet wide
- ★ Sewered Lake Lots: 20,000 square feet, 100 feet wide
- ★ Unsewered Back Lots: 65,340 square feet, 163 feet wide
- ★ Unsewered Lake Lots: As required in Section 4.3 Vilas County Shoreland Zoning Ordinance

**RESIDENTIAL/RECREATION (RR)**

*The Residential/Recreation District is created to provide for areas of mixed uses including single and multi-family residences and shoreland-related recreational uses. This district is designed to be more restrictive than the Recreation District but less restrictive than the Residential/Lodging District.*

**PERMITTED USES:**

- ★ All uses permitted in the R-1 and RL Districts
- ★ Apartments
- ★ Bed and breakfast establishments
- ★ Campgrounds and Camping Resorts
- ★ Eating and drinking establishments
- ★ Hotels and motels
- ★ Mobile home park
- ★ Public and semi-public uses
- ★ Residential multi-family
- ★ Residential multi-family units on second stories
- ★ Resorts
- ★ Retail sales and service
- ★ Roadside stands

**CONDITIONAL USES:**

- ★ Community living (CBRF) establishments
- ★ Group lodging
- ★ Indoor recreation
- ★ Commercial marinas
- ★ Outdoor amusement facilities
- ★ Private clubhouses (over 1000 square feet)
- ★ Professional offices
- ★ Utility facilities

**MINIMUM LOT AREAS AND WIDTHS:\***

- ★ Sewered Back Lots: 10,000 square feet, 100 feet width
- ★ Sewered Lake Lots: 20,000 square feet, 100 feet width
- ★ Unsewered Back Lots: 65,340 square feet, 163 feet width
- ★ Unsewered Lake Lots: As required in Section 4.3 Vilas County Shoreland Zoning Ordinance

**MINIMUM LOT AREAS AND WIDTHS:\***

- ★ Sewered Back Lots: 10,000 square feet, 100 feet wide
- ★ Sewered Lake Lots: 20,000 square feet, 100 feet wide
- ★ Unsewered Back Lots: 65,340 square feet, 163 feet wide
- ★ Unsewered Lake Lots: As required in Section 4.3 Vilas County Shoreland Zoning Ordinance

**RECREATION DISTRICT (REC)**

*The Recreation District is created to provide areas primarily for businesses oriented toward outdoor recreation. Property owners should be prepared to accept inconveniences associated with mixing potentially non-compatible land uses.*

**PERMITTED USES:**

- ★ All uses permitted in the R -1, R-2, and GB Districts
- ★ Commercial marinas
- ★ Commercial kennels
- ★ Campgrounds and camping resorts
- ★ Drive-in theaters
- ★ Hobby farms
- ★ Riding stables

**CONDITIONAL USES:**

- ★ Airports and landing strips
- ★ Auto body shops
- ★ Utility facilities
- ★ Gun clubs and shooting ranges
- ★ Objectionable emission of odor, dust, fumes, smoke, noise: e.g. recycling business.
- ★ Outdoor amusement facilities
- ★ Warehousing and wholesaling

**MINIMUM LOT AREAS AND WIDTHS:\***

- ★ Sewered Back Lots: 10,000 square feet, 100 feet width
- ★ Sewered Lake Lots: 20,000 square feet, 100 feet width
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- ★ Unsewered Lake Lots: As required in Section 4.3 Vilas County Shoreland Zoning Ordinance

**COMMUNITY BUSINESS (CB)**

*The Community Business District is established to create, preserve and protect unincorporated villages which have historically been places where retail stores and services have located. Lot areas and dimension requirements in the Community Business district are lower than in other districts in order to promote compact business district environments.*

**PERMITTED USES:**

- ★ Auto service stations
- ★ Apartment, townhouses, and condominiums for rent
- ★ Hotels and motels
- ★ Building, trade, general, and specialized contractors
- ★ Bed and breakfast establishments
- ★ Community Living (CBRF) establishments
- ★ Eating and drinking establishments
- ★ Essential services
- ★ Financial institutions
- ★ Health care facilities
- ★ Home occupations
- ★ Indoor recreation facilities
- ★ Mini-storage buildings
- ★ Professional offices
- ★ Public and semi-public uses
- ★ Resorts
- ★ Retail sales and service
- ★ Single family residential attached to commercial uses
- ★ Miscellaneous sales, service, and repair
- ★ Hobby farms

**CONDITIONAL USES:**

- ★ Automotive and RV sales, service, and repairs
- ★ Auto body shops
- ★ Non-rental guesthouse
- ★ Commercial marinas
- ★ Individual mobile homes
- ★ Parks, playgrounds, and golf courses
- ★ Private clubhouses
- ★ Multiple family residences
- ★ Multiple family dwelling units on second stories

- ★ Single family residences
- ★ Snowmobile sales and service
- ★ Utility facilities
- ★ Warehousing and wholesaling

**MINIMUM LOT AREAS AND WIDTHS:\***

- ★ Sewered Back Lots: 5,000 square ft, no minimum width
- ★ Sewered Lake Lots: 20,000 square ft, no minimum width
- ★ Unsewered Back Lots: 20,000 square ft, no minimum width
- ★ Unsewered Lake Lots: 20,000 square ft, width as required in Section 4.3 Vilas County Shoreland Zoning Ordinance

**ALL PURPOSE DISTRICT ( AP )**

*The All Purpose District is created to provide areas for variety of mixed uses. Lands in this District are subject to the provisions of the Ordinance and all other Local, State and Federal Regulations.*

**PERMITTED USES:**

- ★ All uses are permitted except for those uses requiring a Conditional Use Permit.

**CONDITIONAL USES:**

- ★ Airports and landing fields
- ★ Utility facilities
- ★ Gun clubs and shooting ranges
- ★ Objectionable emission of odor, dust, fumes, smoke and noise: e.g. recycling business
- ★ Quarries and mines
- ★ Septage disposal sites
- ★ Salvage and junk yards
- ★ Warehousing and wholesaling
- ★ Outdoor amusement facilities

**MINIMUM LOT AREAS AND WIDTHS:\***

- ★ Sewered Back Lots: 10,000 square feet, 100 feet wide
- ★ Sewered Lake Lots: 20,000 square feet, 100 feet wide
- ★ Unsewered Back Lots: 5 acres, 163 feet wide
- ★ Unsewered Lake Lots: As required in Section 4.3 Vilas County Shoreland Zoning Ordinance