

Proposed Changes to La Pointe Zoning Ordinance

~~Deletions crossed out~~—*Additions bold and italicized.*

SECTION 2.0 DEFINITIONS

2.1 For the purpose of this Ordinance certain terms or words herein shall be interpreted or defined as follows:

- * Words used in the present tense include the future tense.
- * The singular includes the plural.
- * The word "person" includes an individual, all partnerships, associations, and bodies, political and corporate.
- * The word "lot" includes the word "plot" or "parcel".
- * The term "shall" is always mandatory.
- * The word "used" or "occupied" as applied to any land or building shall be construed to include words "intended, arranged or designed to be used or occupied".
- * Undefined terms have to be given their plain, ordinary meaning according to the dictionary

The following definitions shall be listed in alphabetical order:

(1) ACCESSORY USE:

A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

(ADDED) ACCESSORY STRUCTURE:

Structure which is incidental and subordinate to the primary structure permitted in the Zoning District including the following:

Private Garages and Carports

Tool Sheds for storage of common residential supplies/equipment

Towers and/or antennas less than 35'

Satellite Dishes

Solar Collectors

Windmills and Wind Generators less than 35' in height

Outdoor Wood Heat Stoves

Non-Commercial Greenhouses

Kennels for not more than six animals

Birdhouses and Birdfeeders

Signs in conformance with requirements of Article V of Chapter 450

Saunas and Hot Tubs

Fences

Decks

Gazebos and unattached screen porches

Playhouses

Pole Barns

(2) BOATHOUSE:

Any structure located on the same lot as the principal building and used for protecting or storing of boats used for non-commercial purposes in conjunction with a residence.

(3) BUILDING:

Any structure used, designed, or intended for the protection, shelter, or roofed enclosure of persons, animals, or property.

(4) BUILDING, HEIGHT OF:

The vertical distance measured from the average of outermost corners to the highest point on the roof.

(5) CAMPING GROUND:

A parcel of land used or intended to be used, let or rented for occupancy by campers or for occupancy by or of trailers, tents or movable or temporary dwellings, rooms, or sleeping quarters of any kind.

(6) CERTIFIED SURVEY MAP:

A Certified Survey Map (CSM) is a map made according to Chapter 236 of Wisconsin State Statutes. Refer to Town of La Pointe Technical Memorandum # 3 Subdivision Ordinance.

(7) DWELLING:

A building designed or used exclusively as the living quarters for one or more families.

(ADDED) DWELLING, DOUBLE FAMILY:

A dwelling on one plot containing separate but attached living units for two families which may have joint services of facilities.

(8) DWELLING, MULTI-FAMILY:

A dwelling or group of dwellings on one plot containing separate living units for two or more families, ~~but no more than three, but~~ which may have joint services ~~or~~ ***of*** facilities ~~or both.~~

(15) GUEST HOUSE:

Guest House is any structure used for habitation other than the principle dwelling. The intended use of a Guest House is for a sleeping place which is not to be used independently from the principle dwelling. The design or use of a Guest House does not include boarding, lodging, motels, hotels, tents, tourist cabin or rentals for monetary gain. Guest houses shall and do require a sanitary permit.

Any structure used for habitation other than the principle dwelling on a plot of land intended to be used as temporary lodging. Guesthouses may not be used as a permanent place of residence and shall not have a living area greater in floor area than the principle dwelling structure. Rental of guesthouses for use by one functional family unit or no more that four unrelated person swho do not normally function as a

family unit is permitted for periods not to exceed twenty-one (21) continuous days. A Single Family Dwelling Rental permit is required before any guesthouse is rented.

(ADDED) HOME BUSINESS:

A business enterprise carried out by resident(s) of a dwelling that may involve activities on the premises outside of the dwelling including storage and use of equipment and may include activities of employees not residing in the dwelling. (Examples include landscaping and welding but not automotive repair or spray painting.)

(ADDED) HOME OCCUPATION ENTERPRISE:

The secondary and incidental use of a dwelling or accessory structure by a person residing in the dwelling to produce goods and services with limited visits by customers and vehicles and limited activities outside of the dwelling and accessory structure. (Examples include woodworking, pottery, hair care, licensed day care or a tradesman using the home as a base of operations.)

(ADDED) HOME OFFICE/STUDIO:

The secondary and incidental use of a dwelling by a person residing therein conducting business activities that does not include visits from the public to the premises or activities outside of the dwelling. (Examples of activities are telemarketing, writing, drafting, electronic commerce via the internet, and arts and crafts not requiring machinery not normally used in a residential dwelling.)

3.1 ESTABLISHMENT OF DISTRICTS

A. For the purposes of this Ordinance, the area of the Town of La Pointe (Madeline Island) is hereby divided into the following districts:

- (1) W - P Wetland Protection *District*
- (2) W - 1 Wilderness Preservation *District 1*
- (3) W - 2 Wilderness Preservation *District 2*
- (4) R - 1 Residential, ~~Single Family~~, Low Density *District*
- (5) R - 2 Residential, ~~Single Family~~, Medium Density *District*
- (6) R - 3 Residential, ~~Multi Family~~ *High Density District*
- (7) S - 1 Shoreland Protection *District*
- (8) S - 2 Shoreland Protection *District*
- (9) C - 1 Commercial *District*
- (10) *L - Z Light Industrial Zone District*
- (11) *M- U Mixed Use Zone District*
- ~~(10) S - O Shoreland Overlay~~
- ~~(11) F - O Flood Hazard Overlay~~
- ~~(12) L - Z Light Industrial Zone~~

See: "Zoning Schedules -- Dimensional Requirements" in Appendix for further information on specific districts.

1. W - P WETLAND PROTECTION DISTRICT

This district includes swamp lands and areas which have a water table at or near the surface all or a substantial part of the year. The purpose of this district is to prevent development from areas:

- (1) Not generally capable of supporting structural development;
- (2) Having vegetative cover which is easily destroyed or damaged;
- (3) Providing the wetlands necessary to the support of various species of wildlife.

A. Permitted Uses *in the Zone*:

- ~~1. None~~
- 1. Driveway Access*

B. Conditional Uses *Use Permit Required in the Zone:*

1. ~~Public~~ Fish Hatcheries
- ~~2. Forest Management Programs~~
3. 2. Game Preserves
4. 3. Public Utilities
- ~~5. 4. Public Service Utilities~~
- ~~6. 5. Sewage Disposal Facilities~~
6. *Solid Waste Disposal Facility*
7. *Agricultural Crop Farming*
8. *Livestock Production/Products*
9. *Recreation Facilities, Private*
10. *Recreational Facilities, Public*

(NOTE: THIS ENTIRE SECTION DELETED – SEE NEW ZONING DISTRICT TABLE INSTEAD. THIS SECTION ONLY SHOWN TO ENABLE THE VIEWER TO BETTER UNDERSTAND PROPOSED CHANGES TO THE ZONING ORDINANCE)

2. W-1 WILDERNESS PRESERVATION DISTRICT 1

These districts provide for the continuation of forest programs and related uses in the interior areas of Madeline Island best suited for such activities. It provides for a very low density of development, depending upon location relative to existing facilities and services, to provide a continuation of the wilderness character and a sense of isolation.

A. Permitted Uses in the Zone:

- ~~1. Production of Forest crops and products~~
- ~~2. Production of Agricultural Crops and products~~ **Farming**
- ~~3. Single Family Dwellings,~~ **Single Family**
- ~~4. Seasonal and Recreational Dwellings~~
- ~~5. 4. Game Preserves~~
- ~~6. 5. Rental of Single Family Dwellings,~~ **Single Family Rental**
- ~~7. 6. Dwelling, One Guest House only is allowed~~
- 7. Dwelling, Guest House Rental**
- 8. Accessory Structure**
- 9. Driveway Access**
- 10. Home Office/Studio**
- 11. Home Occupation Enterprise**
- 12. Home Business**
- 13. Livestock Production/Products**

B. Conditional Uses Including But Not Limited To Use Permit Required in the Zone:

- ~~1. Airports~~
- ~~2. Private Recreational Facilities,~~ **Private**
- ~~3. Professional Offices~~
- 3. Recreational Facilities, Public**
- ~~4. Junk/Salvage Yards~~
- ~~5. Public Fish Hatcheries~~
- ~~6. Cemetery~~
- ~~7. Sewage and Solid Waste Disposal Facilities~~
- 8. Solid Waste Disposal Facility**
- ~~8. 9. Quarrying/ and Mining~~
- ~~9. 10. Planned Unit Developments~~
- ~~10. 11. Travel Trailer Parks/~~ **Campground**
- ~~11. 12. Fuel Storage~~ **Facility**
- ~~12. 13. Public Utilities~~
- ~~13. 15. Public Service Utilities~~
- 16. Mobile Home Park**
- 17. Parking Lots**
- 18. Veterinary Care Facilities**
- 19. Warehouse/Storage Facility**
- 20. Wind Generator, Solar Collector Over 35' High**

3. W-2 WILDERNESS PRESERVATION DISTRICT 2

These districts provide for the continuation of forest programs and related uses in the interior areas of Madeline Island best suited for such activities. It provides for a very low density of development, depending upon location relative to existing facilities and services, to provide a continuation of the wilderness character and a sense of isolation.

A. Permitted Uses in the Zone:

- ~~1. Production of f Forest e Crops and p Products~~
- ~~2. Production of a Agricultural e Crops and products~~ **Farming**
- ~~3. Single Family Dwellings,~~ **Single Family**
- ~~4. Seasonal and Recreational Dwellings~~
- ~~5. 4. Game Preserves~~
- ~~6. 5. Rental of Single Family Dwellings,~~ **Single Family Rental**
- ~~6. 6. One Dwelling,~~ Guest House only is allowed
- ~~7. Dwelling,~~ **Guest House Rental**
- ~~8. Driveway Access~~
- ~~9. Home Office/Studio~~
- ~~10. Home Occupation Enterprise~~
- ~~11. Home Business~~
- ~~12. Accessory Structure~~

B. Conditional Uses Including But Not Limited To Use Permit Required in the Zone:

- ~~1. Airports~~
- ~~2. Private Recreational Facilities,~~ **Private**
- ~~3. Recreational Facilities,~~ **Public**
- ~~3. Professional Offices~~
- ~~4. Junk/Salvage Yards~~
- ~~5. Public Fish Hatcheries-y~~
- ~~6. Cemetery~~
- ~~7. Sewage and Solid Waste Disposal Facilities y~~
- ~~8. Solid Waste Disposal Facility~~
- ~~8. 9. Quarrying/ and Mining~~
- ~~9. 10. Planned Unit Developments~~
- ~~10. 11. Travel Trailer Parks/~~ **Campground**
- ~~11. 12. Fuel Storage~~ **Facility**
- ~~12. 13. Public Utilities~~
- ~~13. 14. Public Service Utilities~~
- ~~15. Buildings,~~ **Public**
- ~~16. Livestock Production/Products~~
- ~~17. Mobile Home Park~~
- ~~18. Parking Lots~~
- ~~19. Veterinary Care Facilities~~
- ~~20. Warehouse Storage Facility~~
- ~~21. Wind Generator, Solar Collector Over 35' High~~

4. R - 1 RESIDENTIAL, SINGLE-FAMILY, LOW DENSITY DISTRICT

This district is intended to provide for a large lot development. This low density residential development will provide for lots sufficient to preserve, for the most part, the low-density character of the Island.

A. Permitted Uses *in the Zone:*

- ~~1. Single Family Dwellings, *Single Family*~~
- ~~2. Seasonal and Recreational Dwellings for single family use~~
- 2. Accessory Structure**
- ~~3. Production of forest products~~
- ~~4. 3. Production of agricultural products except livestock *Crop Farming*~~
- ~~5. 4. Religious Facilities~~
- ~~6. 5. Rental of Single Family Dwellings, *Single Family Rental*~~
- ~~7. 6. One Dwelling, Guest House only is allowed~~
- 7. Dwelling, Guest House Rental**
- 8. Dwelling, Multiple (3 or more) Rental**
- 9. Dwelling, Double Family Rental**
- 10. Home Office/Studio**
- 11. Home Occupation Enterprise**
- 12. Driveway Access**

B. Conditional Uses ~~including but not limited to~~ *Use Permit Required In the Zone:*

- ~~1. Mobile h Home p Parks~~
- ~~2. Planned Unit Developments~~
- ~~3. Professional offices~~
- 3. Recreational Facilities, Public**
- ~~4. Private r Recreation f Facilities, *Private*~~
- ~~5. Production of agricultural livestock products~~
- 5. Restaurants and Taverns**
- ~~6. Travel t Trailer p Parks/Campground~~
- ~~7. Resorts, *Hotels, Motels*~~
- ~~8. Game preserves~~
- 8. Dwelling, Double Family**
- ~~9. Fish hatcheries~~
- 9. Dwelling, Multiple (3 or more) Family**
- ~~10. Quarrying and mining~~
- 10. Parking Lots**
- ~~11. Cemetery~~
- ~~12. Airports~~
- 12. Public b Buildings, Public**
- ~~13. Public Utilities~~
- ~~14. Public Service Utilities~~
- 14. Transportation Facilities**
- 16. Wind Generator, Solar Collector Over 35' High**

5. R-2 RESIDENTIAL, SINGLE-FAMILY, MEDIUM DENSITY DISTRICT

This district provides for year-round and seasonal housing opportunities on smaller lots within the community area near public services.

A. Permitted Uses *in the Zone:*

1. ~~Single Family Dwellings, *Single Family*~~
2. ~~Seasonal and Recreational Dwellings for single family use~~
2. ***Accessory Structure***
3. Religious Facilities
4. ~~Rental of Single Family Dwellings, *Single Family Rental*~~
5. ~~One Dwelling, Guest House only is allowed~~
6. ***Driveway Access***
7. ***Dwellings, Double Family Rental***
8. ***Dwelling, Guest House Rental***
9. ***Dwelling, Multiple (3 or more) Family Rental***
10. ***Home Office/Studio***
11. ***Home Occupation Enterprise***

B. Conditional uses including but not limited to Use Permit Required *in the Zone:*

1. ~~Public Buildings, *Public*~~
2. ~~Private Recreational Facilities, *Private*~~
3. Cemetery
4. ~~Public and private Health Care *Facilities*~~
5. Mobile Home Park
6. Planned Unit Developments
7. Public Utilities
8. Public Service Utilities
9. ***Dwellings, Double Family***
10. ***Dwellings, Multiple (3 or more) Family***
11. ***Parking Lots***
12. ***Recreational Facilities, Public***
13. ***Wind Generator, Solar Collector Over 35' High***

(NOTE: THIS ENTIRE SECTION AS WELL AS THE PREVIOUS TWO SECTIONS HAVE BEEN DELETED – SEE NEW ZONING DISTRICT TABLE INSTEAD. THIS SECTION ONLY SHOWN TO ENABLE THE VIEWER TO BETTER UNDERSTAND PROPOSED CHANGES TO THE ZONING ORDINANCE)

6. R - 3 RESIDENTIAL, MULTI-FAMILY-HIGH DENSITY DISTRICT

This district provides for the highest residential densities in locations close to major public services. It is intended to provide for year-round and seasonal housing opportunities in close proximity to existing major recreation resources.

A. Permitted Uses in the Zone:

1. ~~Single Family Dwellings, *Single Family*~~
2. ~~Multi Family Dwellings, *Multiple (3 or more) Family*~~
3. ~~Single and multi-family rental d Dwellings, *Single Family Rental*~~
4. ~~*Dwelling, Multiple (3 or more) Family Rental*~~
4. ~~Religious Facilities~~
5. ~~Health Care Facilities~~
6. ~~Rental of Single Family Dwellings~~
7. ~~5. One *Dwelling*, Guest House only is allowed~~
6. ~~*Dwelling, Guest House Rental*~~
7. ~~*Accessory Structure*~~
8. ~~*Driveway Access*~~
9. ~~*Dwellings, Double Family*~~
10. ~~*Dwelling, Double Family Rental*~~
11. ~~*Home Office/Studio*~~
12. ~~*Home Occupation Enterprise*~~

B. Conditional Uses including but not limited to Use Permit Required in the Zone:

1. ~~Private Recreational Facilities, *Private*~~
2. ~~Cemetery~~
3. ~~Planned Unit Developments~~
4. ~~Public Utilities~~
5. ~~Public Service Utilities~~
6. ~~*Healthcare Facilities*~~
7. ~~*Mobile Home Park*~~
8. ~~*Parking Lots*~~
9. ~~*Recreational Facilities, Public*~~
10. ~~*Wind Generator, Solar Collector Over 35' High*~~

(NOTE: THIS ENTIRE SECTION DELETED – SEE NEW ZONING DISTRICT TABLE INSTEAD. THIS SECTION ONLY SHOWN TO ENABLE THE VIEWER TO BETTER UNDERSTAND PROPOSED CHANGES TO THE ZONING ORDINANCE)

7. S - 1 SHORELAND PROTECTION DISTRICT

This district is intended to provide for development along the shorelines in a manner which will not deplete or destroy the character of shoreline resources.

A. Permitted Uses in the Zone

1. ~~Single Family Dwellings, *Single Family*~~
2. ~~Seasonal and Recreational Dwellings for single family use~~
2. ***Accessory Structure***
3. ~~Production of a Agricultural products except livestock *Crop Farming*~~
4. ~~Production of f Forest e Crops *and Products*~~
5. ~~Rental of Single Family Dwellings, *Single Family Rental*~~
6. ~~One *Dwelling*, Guest House only is allowed~~
7. ***Dwelling, Guest House Rental***
8. ***Driveway Access***
9. ***Dwelling, Double Family Rental***
10. ***Dwelling, Multiple (3 or more) Family Rental***
11. ***Home Office/Studio***
12. ***Home Occupation Enterprise***
13. ***Home Business***

B. Conditional uses including but not limited to Use Permit Required in the Zone:

1. ~~Airports~~
1. ***Recreational Facilities, Public***
2. ~~Cemeteries~~
3. ~~Public Utilities~~
4. ~~Public Service Utilities~~
5. ~~Game Preserves~~
6. ~~Production of l Livestock p *Production/Products*~~
7. ~~Quarrying/ and m *Mining*~~
8. ~~Fish hatcheries- *Hatchery*~~
9. ~~Parking Lots~~
10. ~~Multi family rental d *Dwellings, Multiple (3 or more) Family*~~
11. ~~Planned Unit Developments~~
12. ~~Public Facilities~~
12. ***Dwelling, Double Family***
13. ~~Private Recreation Facilities, *Private*~~
14. ***Wind Generator, Solar Collector Over 35' High***

(NOTE: THIS ENTIRE SECTION DELETED – SEE NEW ZONING DISTRICT TABLE INSTEAD. THIS SECTION ONLY SHOWN TO ENABLE THE VIEWER TO BETTER UNDERSTAND PROPOSED CHANGES TO THE ZONING ORDINANCE)

8. S - 2 SHORELAND PROTECTION DISTRICT

This district is intended to provide for development along the shorelines in a manner which will not deplete or destroy the character of shoreline resources. The S2 Shoreland Protection District will contain the land from the center of Big Bay Road to the lake and from the Big Bay Town Park to the Schoolhouse Road. ~~The property is located in Sections 7, 8, 5, 4 and 3 T50N R2W.~~

A. Permitted Uses *in the Zone:*

- ~~1. Single Family Dwellings, *Single Family*~~
- ~~2. Seasonal and Recreational dwellings for single family use~~
- 2. *Accessory Structures***
- ~~3. Production of Agricultural products except livestock *Crop Farming*~~
- ~~4. Production of forest crops~~
- ~~5. Rental of Single Family Dwellings, *Single Family Rental*~~
- ~~6. *One Dwelling*, Guest House only is allowed~~
- 7. *Dwelling, Guest House Rental***
- 8. *Driveway Access***
- 9. *Home Office/Studio***
- 10. *Home Occupation Enterprise***

B. Conditional uses ~~including but not limited to~~ *Use Permit Required in the Zone:*

- ~~1. Airports~~
- 1. *Recreational Facilities, Public***
- ~~2. Cemeteries~~
- 2. *Wind Generator, Solar Collector Over 35' High***
3. Public Utilities
4. Public Service Utilities
- ~~5. Game Preserves~~
- ~~6. Production of livestock products~~
- ~~7. Quarrying and mining~~
- ~~8. Fish hatcheries~~
9. 5. Parking Lots
10. Multi-family rental dwellings
11. 6. Planned Unit Developments
12. Public Facilities
13. 7. Private Recreation Facilities, *Private*
- 8. *Forest Crops and Products***

(NOTE: THIS ENTIRE SECTION DELETED – SEE NEW ZONING DISTRICT TABLE INSTEAD. THIS SECTION ONLY SHOWN TO ENABLE THE VIEWER TO BETTER UNDERSTAND PROPOSED CHANGES TO THE ZONING ORDINANCE)

9. C - 1 COMMERCIAL DISTRICT

This district is intended to provide for the orderly grouping of retail stores, services, and businesses.

A. Permitted Uses *in the Zone*:

1. Retail Trade Facilities
2. Business ~~and~~ *or* Professional Offices
3. Health-~~C~~ *care* Facilities
4. Autom**o**bile Service and Supply Facilities
5. Restaurants and Taverns
6. Banks
7. Commercial Entertainment Facilities
8. Laundromats
9. ~~Single Family~~ Dwellings, *Single Family*
10. ~~Multi Family~~ Dwellings, *Multiple (3 or more) Family*
11. ~~Rental of Single Family~~ Dwellings, *Single Family Rental*
12. ~~One Dwelling~~, Guest House ~~only is allowed~~
13. *Dwelling, Guest House Rental*
14. *Dwelling, Double Family*
15. *Dwelling Double Family Rental*
16. *Dwelling, Multiple (3 or more) Rental*
17. *Accessory Structure*
18. *Auto Sales Establishments*
19. *Buildings, Public*
20. *Contracting and Building Supply Sales*
21. *Driveway Access*
22. *Forest Crops and Products*
23. *Home Office/Studio*
24. *Home Occupation Enterprise*
25. *Home Business*
26. *Parking Lots*
27. *Religious Facilities*
28. *Resorts, Hotels, Motels*
29. *Transportation Facilities*

B. Conditional Uses ~~including but not limited to~~ *Use Permit Required* In the Zone:

1. Warehouses/*Storage Facility*
- ~~2. Transportation Facilities~~
2. *Recreational Facilities, Public*
- ~~3. Hotels, motels, resorts~~
3. *Recreation Facilities, Private*
- ~~4. New and used car establishments~~
4. *Wind Generator, Solar Collector Over 35' High*
5. Fuel Storage
6. Light ~~industrial establishments~~ *Industry*

7. Veterinary establishments ~~Care Facilities~~
- ~~8. Contracting and building supplies and services~~
9. 8. Public Utilities
- ~~10. 9. Public Service Utilities~~

(NOTE: THIS ENTIRE SECTION DELETED – SEE NEW ZONING DISTRICT TABLE INSTEAD. THIS SECTION ONLY SHOWN TO ENABLE THE VIEWER TO BETTER UNDERSTAND PROPOSED CHANGES TO THE ZONING ORDINANCE)

10. S - 0 SHORELAND OVERLAY DISTRICT

~~This district provides for the protection of waters and shorelands, and for safe and orderly shoreland development in the Town of La Pointe. The intent is to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and uses, and to preserve shorecover and natural beauty. The district includes all lands of the township within the following distance from the ordinary high water elevation of navigable water; 1,000 feet from a lake, pond, or flowage, and 300 feet from a river or stream or to the landward side of a flood plain whichever distance is greater.~~

~~**A. Permitted Uses**~~

- ~~1. Any use permitted in the underlying districts, subject to the shoreland provisions of this Ordinance.~~
- ~~2. Any accessory use permitted in the underlying districts, subject to the shoreland provisions of this Ordinance~~
- ~~3. Rental of Single Family Dwellings~~
- ~~4. One Guest House only is allowed~~

~~**B. Conditional Uses**~~

- ~~1. Any conditional use authorized in the underlying districts subject to the shoreland provisions of this Ordinance~~
- ~~2. Public Utilities~~
- ~~3. Public Service Utilities~~

(NOTE: THIS ENTIRE SECTION DELETED – SEE NEW ZONING DISTRICT TABLE INSTEAD. THIS SECTION ONLY SHOWN TO ENABLE THE VIEWER TO BETTER UNDERSTAND PROPOSED CHANGES TO THE ZONING ORDINANCE)

11. F - 0 FLOOD HAZARD OVERLAY DISTRICT

~~This district provides for the protection of real property improvements and for safe and orderly shoreland development and rehabilitation in the Town of La Pointe. The intent is to ensure that new development and rehabilitation of existing real property improvements are made with proper regard to still water, storm set up and wave run up elevations. Sheets 1 of 2 and 2 of 2 prepared by Nelson Surveyors and Warzyn Engineering (dated August 17, 1987) which are attached hereto and made a part hereof, indicated two levels of potential inundation.~~

~~The elevation indicated by the term "FIS 100 year instantaneous maximum" shall be the flood elevation to be enforced by the Ashland County Zoning Department within the Flood Hazard Overlay District which has the following boundary: Lake Superior, the Madeline Island Ferry Terminal Pier, the northernmost Marina breakwater and the centerline of Main Street.~~

~~**A. Permitted Uses**~~

- ~~1. Any principal use permitted in the underlying districts, subject to the shoreland provisions of this ordinance and the Ashland County Floodplain Zoning Ordinance.~~
- ~~2. Any accessory use permitted in the underlying districts subject to the shoreland provisions of this ordinance and the Ashland County Floodplain Zoning Ordinance.~~
- ~~3. Rental of Single Family Dwelling~~
- ~~4. One Guest House only is allowed.~~

~~**B. Conditional Uses**~~

~~Any Conditional use authorized in the underlying districts subject to the shoreland provisions of this ordinance and the Ashland County Floodplain Zoning Ordinance.~~

- ~~1. Public Utilities~~
- ~~2. Public Service Utilities~~

(NOTE: THIS ENTIRE SECTION DELETED – SEE NEW ZONING DISTRICT TABLE INSTEAD. THIS SECTION ONLY SHOWN TO ENABLE THE VIEWER TO BETTER UNDERSTAND PROPOSED CHANGES TO THE ZONING ORDINANCE)

12. 10. LZ LIGHT INDUSTRIAL ZONE DISTRICT

~~That t~~ The LZ District will contain the land "Commencing at a quarter corner common to Sections 20 and 29; thence along a line common to said Sections 20 and 29 S89° 37'01" E 1335.45 feet to the ~~POINT OF BEGINNING~~ *point of beginning*; thence N00° 39'21" E 450.23 feet to an iron rod located on the ~~S~~southerly right-of-way line *of* County Hwy *Highway* "H"; thence along said ~~s~~Southerly right-of-way line N64° 55'00" E 2011.97 feet; thence S89° 03'30"E 63.81 feet; thence S00° 40'30" W 93.91 feet; thence S43° 14'49" W 2772.21 feet; thence N00° 39'21"E 811.16 feet to the ~~POINT OF BEGINNING~~ *point of beginning*; containing 1,299,510 square feet, which is 29.83 acres, and is subject to any easements of record."

This district is intended to provide for the orderly grouping of Commercial and ~~L~~Light ~~I~~Industrial businesses on Town-owned property which are generally listed as Conditional Uses in the C-1 (Commercial) Zoning District.

A. Permitted Uses.

1. Warehouses/*Storage Facility*
2. Transportation Facilities
3. Fuel Storage *Facility*
4. Light ~~Industrial Establishments~~ *Industry*
5. Contracting and Building ~~Storage and Services~~ *Supply Sales*
6. Public Service Utilities
7. Public Utilities
8. Auto Service and Supply *Facilityies*
9. *Auto Sales Establishments*
10. *Accessory Structure*
11. *Driveway Access*
12. *Forest Crops and Product*
13. *Laundromats*
14. *Junk/Salvage Yard*
15. *Parking Lots*

B. Conditional Uses *Use Permit Required in the Zone:*

Conditional Use Permits may be issued in accordance with the process outlined in the Zoning Ordinance.

1. *Airport*
2. *Wind Generator, Solar Collector Over 35' High*

(NOTE: THIS ENTIRE SECTION DELETED – SEE NEW ZONING DISTRICT TABLE INSTEAD. THIS SECTION ONLY SHOWN TO ENABLE THE VIEWER TO BETTER UNDERSTAND PROPOSED CHANGES TO THE ZONING ORDINANCE)

11. MIXED USE ZONE DISTRICT (Note: this is a new Zoning District. The current Zoning District in this location is largely W-2 Wilderness Preservation)

This District is intended to provide for the limited and controlled expansion of businesses and commercial enterprises on land parcels immediately adjacent to and on either side of Middle Road from Rice Street to South Shore Road. A Conditional Use Permit is Required for all such land uses.

A. Permitted Use in the Zone:

1. *Accessory Structure*
2. *Agricultural Crop Farming*
3. *Business or Professional Office*
4. *Driveway Access*
5. *Dwellings, Single Family*
6. *Dwelling, Single Family Rental*
7. *Dwelling, Double Family*
8. *Dwelling, Double Family Rental*
9. *Dwelling, Guest House*
10. *Dwelling, Guest House Rental*
11. *Home Office/Studio*
12. *Home Occupation Enterprise*
13. *Home Business*
14. *Parking Lots*

B. Conditional Use Permit Required in the Zone:

1. *Auto Service and Supply Facilities*
2. *Auto Sales Establishments*
3. *Bank*
4. *Buildings, Public*
5. *Commercial Entertainment Facilities*
6. *Contracting and Building Supply Sales*
7. *Dwelling, Multiple (3 or more) Family*
8. *Dwelling, Multiple (3 or more) Family Rental*
9. *Forest Crops and Products*
10. *Laundromats*
11. *Light Industry*
12. *Mobile Home Park*
13. *Public Service Utilities*
14. *Public Utilities*
15. *Recreation Facilities, Private*
16. *Recreational Facilities, Public*
17. *Resorts, Hotels, Motels*
18. *Restaurants and Taverns*
19. *Retail Trade Facilities*
20. *Travel Trailer Park/Campground*
21. *Veterinary Care Facilities*
22. *Warehouse/Storage Facility*
23. *Wind Generator, Solar Collector Over 35' High*

3.2 B. ZONING MAP AND DISTRICT BOUNDARIES

The location and boundaries of these districts are shown on a single map officially designated "Official Zoning Map, Town of La Pointe".

1. This map, together with all explanatory matter and regulations thereon, is ~~an integral part of this Ordinance~~ ***incorporated into this Ordinance by reference.*** District boundaries are normally lot lines, section and quarter section lines, center lines of streets, highways, or alleys. Questions regarding exact location of district boundaries shall be decided by the Town Zoning ~~Administrator~~ ***and Planning Commission.*** Decisions may be reviewed by the ~~Zoning Board of Appeals as provided in Section 10.0 of this Ordinance.~~ ***the Town Board.***

2. The single official copies of the "Official Zoning Map, Town of La Pointe", together with a copy of this ordinance shall be kept for public inspection upon request. This map shall be certified by the Chair of the Town Board and attested by the Town Clerk. Any change affecting zoning district boundaries or explanatory matter and regulations shall be made in accordance with provisions of Wisconsin Statutes, Section 60.62.

C. Land Uses Within Zoning Districts

Permitted and Conditional Uses of Land within the Town of La Pointe shall be in accordance with the following table:

(INSERT NEW ZONING DISTRICT USE TABLE HERE)

D. Dimensional Requirements Within Zoning Districts

Lot area and width, yard setbacks, and building height limitations shall be in accordance with the following table:

(SEE COMPARISON TABLE NEXT PAGE)

SECTION 6.0 REGULATION OF SPECIAL USES

6.1 GENERAL PROVISIONS

Except as needed to, or altered hereafter in this section, the procedures and requirements of Section 7.0 governing conditional uses shall apply.

6.10 USE OF RESIDENTIAL DWELLINGS AND PROPERTY FOR OCCUPATIONAL OR BUSINESS USES

A. A Home Office/Studio is an authorized use without a permit in all districts except WP that meet the following criteria:

- 1. All activities must be conducted entirely within the primary residential dwelling and carried out only by persons residing therein and no others.*
- 2. There shall be no retail, wholesale or other business activities which require visits from the public.*
- 3. There shall be no storage of goods, products, inventories of raw materials, animals or vehicles or equipment dedicated to the enterprise stored or used outside of the primary residential dwelling.*
- 4. There shall be no use of machinery, tools, or appliances that make excessive noise, dust, odors, or exhaust.*
- 5. There shall be no on or off –premises advertising signs.*
- 6. The area dedicated to this use shall not exceed 25% of the area Of the dwelling.*

B. A Home Occupation Enterprise is an authorized use with a permit issued by the Zoning Administrator in all districts except the WP that meet the following criteria:

- 1. All activities at the site must be conducted entirely within the primary residential dwelling or in an accessory building not larger than 25% of the primary dwelling.*
- 2. Business activities may be carried out by persons residing in the dwelling or by no more than one other person employed by the resident(s) of the dwelling.*
- 3. There shall be no retail or wholesale of products or displays of products except for those products or services that are actually produced at the site.*
- 4. There shall be no outdoor storage or display of products, materials, equipment, or machinery except that there may be one vehicle bearing the business insignia and one trailer used in conjunction with the enterprise stored outside provided they are screened from the rights-of-way and neighboring properties. Any such vehicle or trailer must be licensed, operable, and routinely used in the course of activities in the enterprise.*

5. *One off-street parking spot will be provided for an employee or visitors.*
6. *Only one on-premises advertising sign, not illuminated and not to exceed four (4) square feet in area, shall be permitted. The sign may be located in the lot set-back provided it does not interfere with passage or obstruct the view of vehicles or pedestrians.*
7. *No machinery, tools, or appliances shall be used that cause excessive noise, dust, odors, or exhaust.*
8. *Sanitary facilities shall be provided in accordance with county and state requirements.*
9. *A conditional Use Permit is required for any exception to these requirements.*

C. A Home Business is an authorized use with a permit issued by the Zoning Administrator upon approval by the Zoning and Planning Commission in all Districts except WP, R-1, R-2, R-3, and S-2 that meet the following criteria:

1. *The Home Business may occupy 25% of the dwelling and/or an accessory building.*
2. *The Home business may employ up to five (5) employees who may work on or off the site.*
3. *No retail or wholesale products may be sold on the site except those products and services that are actually produced on the site.*
4. *There shall be no outdoor display of products.*
5. *Only one on-premises advertising sign, not illuminated and not to exceed twelve (12) square feet in area, shall be permitted. The sign may be located in the lot set-back provided it does not interfere with the passage of vehicles or pedestrians.*
6. *Activities shall not include any machinery, tools, appliances, or equipment that make excessive noise, dust, odors, or exhaust nor shall it include any vehicle or heavy machinery repair or spray painting services.*
7. *Outdoor storage of products, materials, equipment, or machinery is permitted if the storage areas are fenced, vegetative screened, or provided with a landscape buffer of trees so that the storage is not visible from the rights-of-way or neighboring properties.*
8. *Licensed and operable vehicles and trailers related to the business activity may be parked or stored on-site provided no more than one such vehicle and trailer are visible from the rights-of-way or neighboring property.*
9. *Off-street parking must be provided for all employees and visitors.*
10. *Sanitary facilities shall be provided in accordance with county and state requirements.*
11. *A Conditional Use Permit is required for any exception to these requirements.*

2. Conditional Use Permit

~~The following process shall be used where a new Conditional Use Permit (CUP) is sought, or where the holder of an existing CUP seeks a modification of the existing CUP. Modification shall include any amendment, revision, expansion or any change to the existing CUP.~~

- ~~A. Application by owner, submit 15 copies, to the Zoning Administrator accompanied by the necessary fees.~~
- ~~B. If sanitary system is included then the appropriate Sanitary Permit Application must accompany the Conditional Use Application for forwarding to the Sanitary District or other sanitary agency.~~
- ~~C. Screening of application and inspection of property by Zoning Administrator who shall, within ten (10) days after receiving the completed application, refer the application to the Town Plan Commission.~~
- ~~D. Review by the Town Plan Commission. The Commission may require the applicant to submit other pertinent data and information necessary to properly evaluate the request.~~
- ~~E. The Town Plan Commission shall schedule a public hearing on the application within 30 days after it is filed with the Commission and all data and information requested by the Commission has been submitted. Class 2 notice and mailed notice shall be given of the hearing as required by Section 12 of this Ordinance. If the subject property is within 1,000 ft from Lake Superior, the Wisconsin Department of Natural Resources and the Ashland County Zoning Administrator shall be mailed a notice.~~
- ~~F. All members of the Town Plan Commission shall personally inspect the proposed site before voting on the application. The Town Plan Commission shall consider all requirements listed in this Ordinance, Section 7.1(2) "Basis of Approval" before making its decision. After the decision is made the Commission shall list the grounds for their decision in the minutes as required by Section 13.4 of this Ordinance.~~
- ~~G. Within 30 days of the public hearing, the Town Plan Commission shall make its decision and in five days of the decision shall mail notice of its decision to the applicant and all objectors of record. The notice shall also be posted at the official Town posting places. If the decision is to recommend approval, the notice shall include an accurate description of the use permitted, of the property on which it is permitted, and of all property on which it is permitted, and of all~~

~~conditions made applicable. The notice shall also include a description of the appeal rights available to all persons.~~

- ~~H. Once the Town Plan Commission makes its decision, the application and related materials for the CUP will be forwarded to the Town Board. The Town Board shall have two functions in the CUP application process. The first function of the Town Board is to approve, deny, or approve with conditions, in accordance with Section 8.4(2)(L). This function will be exercised by the Town Board for every CUP application. In addition, the Town Board will have the additional function to act as the Zoning Board of Appeals in a CUP case if an appeal is filed.~~
- ~~I. Any person aggrieved by a Town Plan Commission decision regarding a CUP may appeal that decision to the Town Board in accordance with the time limit and any procedures set forth in Section 10.2(10) specifically, and Section 10.2 generally, except that the appeal in a CUP shall be to the Town Board acting in the capacity of the Zoning Board of Appeals.~~
- ~~J. The Town Board will not act on the decision of the Town Plan Commission in a CUP matter until 30 days after the Town Plan Commission decision has been mailed to the applicant and all objectors of record. The purpose of this section is to allow and facilitate an appeal to the Town Board by any aggrieved party before the Town Plan Commission.~~
- ~~K. All members of the Town Board shall personally inspect the proposed site before voting on the request for a Conditional Use Permit. The Town Board shall consider all requirements listed in this Ordinance Section 7.1(2) "Basis of Approval" before deciding on the request for the CUP.~~
- ~~L. The Town Board shall decide to approve, modify or deny the application for the Conditional Use Permit. After the Town Board approves the application for the CUP, upon receipt of a sworn, notarized signed affidavit by the applicant, owner and partners in business (if applicable) agreeing to abide by the conditions placed upon the CUP by the Town Board, the Town Board shall notify the Zoning Administrator, in writing, of their decision. Their decision, together with the grounds for their decision shall be entered in the minutes of the Town Board meeting. If the permit is approved, the Town Board shall authorize and direct the Zoning Administrator to issue the CUP within ten (10) days after the Zoning Administrator receives an approved sanitary permit from the applicant.~~

~~M. Inspection by Zoning Administrator and Sanitary Agent.~~

~~N. Issuance of certificate of compliance.~~

~~O. Termination~~

- ~~1. A conditional use permit shall automatically terminate twelve (12) months from its date of issuance if the authorized building activity, land alteration, or use has not begun within such time.~~
- ~~2. If a conditional use is discontinued for 36 consecutive months, the conditional use permit authorizing it shall automatically terminate, and any future use of the building, structure, or property to which the permit pertained shall conform to this Ordinance.~~
- ~~3. Conditional uses with conditions shall be reviewed periodically by the Zoning Administrator. Where such a use does not continue in conformity with the conditions of the original approval, the permit shall be terminated and such noncompliance shall constitute a violation under this Chapter.~~

2. Conditional Uses

1. Purpose.

- A. *One of the purposes of this Ordinance is to divide the Town of La Pointe into districts within which the use of the land and buildings, and the bulk and location of buildings in relation to the land are mutually compatible, and substantially uniform.***
- B. *There are certain uses that may be entirely appropriate and not necessarily incompatible with the basic use permitted in the district, but not at every or any location therein or without restrictions or conditions being imposed by reason of unique problems the use of its particular location presents from a zoning standpoint, including the impact of those uses on neighboring land, and the public need for a particular use at a particular location. Such uses may be necessary or desirable to be allowed in a particular district provided that due consideration is given to their location, development, and operation. Those uses are hereby classified as Conditional Use but are a matter of discretionary judgment by the Town Board of Supervisors acting upon the recommendation of the Town Plan Commission. Conditional Use is not “as of right”. It is within the power of the Town Plan Commission and Town Board of Supervisors to determine that there are no conditions which would allow a use to coexist with its neighbors. The provisions for the application, review, approval, and appeal are specified herein.***
- C. *The Town Plan Commission, Town Board of Supervisors, and Board of Appeals shall consider the overall effect of such grant of Conditional Use on the health, general welfare, safety, and***

economic prosperity of the town and the immediate area in which such use would be located, including such considerations as the effect on the established character and quality of the area, its physical appearance, existing topography, drainage features, erosion potential, vegetative cover, the prevention and control of water pollution, the location with respect to floodplains, the movement of traffic, the demand for related services and the possible hazardous, harmful, noxious, offensive or nuisance effects resulting from the requested use.

2. Conditional Use Permit

The following process shall be used where a new Conditional Use Permit (CUP) is sought or where the holder of an existing CUP seeks modification of the existing CUP or a complainant seeks to have a CUP revoked. Modification shall include any amendment, revision, expansion, or any change to the existing CUP.

- A. Applications for conditional use approval shall be made on application forms developed and approved by the Plan Commission.**

An application fee, as established by the Town Board of Supervisors in the Town Fee Schedule, shall be paid at the time the application is filed and shall not be refundable unless the application is withdrawn prior to consideration by the Plan Commission. Any expense incurred by the Town for publishing notices prior to withdrawal of the application will be deducted from the refund. Applications originated by the Town shall be exempt from the application fee.

- C. Applications and supporting documents shall be submitted in twelve (12 copies) to the Zoning Administrator who shall receive the application and conduct a review and research of the application and documents. The Plan Commission and/or Zoning Administrator may require the applicant to submit other pertinent data and information necessary to properly evaluate the request. Within thirty (30) days the Zoning Administrator shall make a preliminary inspection of the property to confirm the accuracy of the application and identify potential issues or considerations. Within ten (10) days after the completion of the review, the Zoning Administrator shall transmit the application and materials to the Town Plan Commission for its review and consideration.**
- D. The Town Plan Commission shall establish a date for a public hearing on the application to be held within thirty (30) days of receipt of the completed application and related documents. Class 2 notice shall be given prior to such hearing. Notice of the public hearing shall be mailed to all owners of record of lots or parcels within 300 feet of the property, except may be extended or expanded otherwise at the discretion of the Town Plan**

Commission. If the property is within 1,000 feet from Lake Superior, the Wisconsin Department of Natural Resources and Ashland County Zoning Administrator shall be mailed notice.

- E. All members of the Town Plan Commission shall personally inspect the proposed site before the Public Hearing on the matter.*
- F. Unless the applicant waves the right to timely action in writing, within ten (10) days of the public hearing, the Town Plan Commission shall meet to consider the application and make a recommendation to the Town Board of Supervisors. The recommendation shall be in the form of a motion approved by a majority of the Town Plan Commission members. If the recommendation is for approval, the motion shall include any terms or conditions recommended to be included in the Conditional Use Permit. These conditions may address the site plan, timetable of development, operation of the proposed use, surety requirements for the performance of required activities, or other considerations relevant to applicable standards. The decision of the Plan Commission shall be recorded in the minutes and shall contain a written statement of reasons specifically related to the standards of this chapter or of documents related to this chapter by each Plan Commission Member voting on the matter.*
- G. Within five (5) days of a motion taking action on an application, the Commission shall notify the applicant, all owners of record of lots or parcels within 300 feet, or any objector of record, and the Town Board of Supervisors of the recommendation and conditions included therein and shall post the recommendation at the designated Town posting sites. The complete file shall be forwarded to the Town Board of Supervisors.*
- H. Within ten (10) days of notification, the Town Board of Supervisors shall act on the recommendation of the Town Plan Commission. After review of the application, recommendation and complete file, the Town Board will consider the recommendation under the standards established in this chapter and may approve, approve with modification, or deny the recommendation of the Town Plan Commission. The decision of the Town Board shall be recorded in the minutes and shall contain a written statement of reasons specifically related to the standards of this chapter or related to this chapter by each Town Board member voting on the matter.*
- I. Within five (5) days of the decision of the Town Board, the Town Clerk shall notify the applicant, objectors of record and owners of record of lots or parcels within 300 feet of the decision and conditions therein and shall post the decision at the designated Town posting sites. If approved by the Town Board, the Town*

Clerk shall prepare a legal document stating all terms and conditions approved by the Town Board to be signed by the applicant, the Town Board Chairman, and the Town Clerk. After forty-five (45) days the Town Clerk shall then cause the document to be filed in relationship to the property at the Ashland County Register of Deeds and all conditions shall be binding upon the property as if they were specific terms of this ordinance.

- J. Where an approved conditional use contemplates construction or erection of buildings and structures, failure to substantially commence construction within twelve (12) months after approval of a conditional use shall render the approval void unless otherwise noted. Upon timely application and for good cause, the Plan Commission may grant specified extensions.*
- K. Where a conditional use is discontinued for thirty six (36) consecutive months, the conditional use permit shall be rendered void and any future use shall conform to this Ordinance. Upon timely application and for good, cause, the Plan Commission may grant a specified extension.*
- L. Any person owning land within on half mile, any member of the Town Board of Supervisors or any Town Plan Commission Member may file a signed complaint of violation of terms and conditions of a CUP. Upon receipt of a reasonable complaint, the Town Plan Commission shall evaluate possible violations of the terms and conditions of a CUP and may hold a public hearing on the matter after notice by means of a Class 1 notice. The Plan Commission may make a recommendation to the Town Board to suspend or revoke the CUP for cause. The Town Board shall, within ten (10) days review the recommendation and act to approve, approve with modification, or reject the recommendation.*
- M. A conditional Use application which has bee denied by the Town Board shall not be accepted for re-submittal within six (6) months from the date of the denial, unless there has been a significant change in the proposal or relevant conditions as determined by the Town Plan Commission.*
- N. A decision by the Town Board in granting, denying, or revoking a conditional use may be appealed to the Zoning Board of Appeals. Application for such appeal shall be signed by the applicant or by persons who have protest rights under 60.23(7), Wis. Stats., were by the matter one of rezoning, or by any Town Board member. Not with standing any other provisions of this ordinance, an appeal of a decision regarding a conditional use by the Town Board shall be filed within fifteen (15) days of the date of the Town Board action. The application for appeal fee, as established by the Town Board in the Town Fee Schedule, shall*

be paid by the applicant for appeal at the time of filing. Upon such filing, the entire Plan Commission and Town Board file along with reproduced copies of the minutes of the Town Plan Commission and Town Board shall be transmitted by the Town Clerk to the Chair of the Zoning Board of Appeals who shall call a meeting of the Board. The Board of Appeals shall deal with the matter with or without a public hearing, at its discretion. In making its determination, the Board of Appeals shall be guided and controlled by this Section and may either affirm or reverse the action of the Town Board for cause.

(NOTE: DELETE THIS SECTION IN ITS ENTIRETY)

SECTION 15.0 PERMIT COMPLAINT PROCESS

Land use permits and conditional use permits can be revoked if one or more persons, owning real estate which is located within one-half mile of land covered by the permit, file a signed written complaint with the Town Plan Commission or the Town Zoning Administrator setting forth their names and addresses, the name and address of the holder of the permit complained about, and a detailed statement of the reasons for such complaint.

~~The Town Plan Commission shall review the complaint and if it is in order shall schedule a public hearing on such complaint within sixty (60) days of its review of the same.~~

15.1 PROCESS

~~Notice to the public of the public hearing shall be by means of a public Class 1 notice. The persons filing the complaint and the holder of the permit being complained about shall be mailed notice of the public hearing by certified mail or personal service at least ten (10) days in advance of the public hearing.~~

~~The Town Plan Commission shall consider all relevant facts and evidence including those factors set forth in Section 7.1(2).~~

~~After the public hearing on such complaint, the Town Plan Commission shall, by majority vote, make a decision:~~

- ~~_____ To continue the permit as it exists;~~
- ~~_____ To amend or modify the permit by allowing the permit to continue with conditions deemed appropriate; or~~
- ~~_____ To revoke and terminate such permit.~~

~~The decision of the Town Plan Commission is then forwarded to The Town Board who, acting as a Zoning Board of Appeals, may by a majority vote, decide:~~

- ~~To continue the permit as it exists;~~
- ~~To amend or modify the permit by allowing the permit to continue with conditions deemed appropriate; or~~
- ~~To revoke and terminate such permit.~~

15.2 APPEAL

~~The Town Plan Commission decision under this Section is not reviewable by the Zoning Board of Appeals but only by the Town Board, and that body shall act as a Zoning Board of Appeals in cases under Section 15.0. Other than possible certiorari review in Circuit Court, there shall be no other review under Section 15.0 cases. The Town Board will not act on the decision of the Town Plan~~

<i>line):</i> Are measured from the edge of the road R/W where applicable										
Frontage:	75 ft	60 ft	50 ft	30 ft	20 ft	60 ft	Ashland County Shoreland	5 ft **	5 ft **	
Road Access Lake	75 N/A	60 N/A	40 75	30 75	20 75	60 75	60 75	5 75	5 N/A	60 N/A
Side:	75 ft	50 ft	30 ft 20	10 ft	6 ft	50 ft 30	50 ft 15	10 ft **	10 ft **	50
Rear:	75 ft	50 ft	40 ft 30	25 ft	20 ft	50 ft 40	Measured from Right of Way 30 ft 20	10 ft **	10 ft **	50

*Minimum for one family dwellings; one unit for every 3,000 square feet of lot area is permitted in multifamily dwellings provided the indicated minimum lot area requirements of 9,600 square feet are met.

** As required by governing Governmental Agency

* *Minimum Lot Frontage width must be maintained for at least 20% of lot depth*

** *Minimum of 3200 square feet area per residential unit in all zones where multi-family units are permitted*