

RICHLAND COUNTY

ZONING ORDINANCE

NUMBER FIVE
(Including amendments through 4-25-06)

Adopted by
RICHLAND COUNTY
BOARD OF SUPERVISORS

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ORDINANCE No. 2003-16
An Ordinance Creating Richland County Comprehensive Zoning Ordinance #5

The County Board of Supervisors of Richland County Wisconsin, does hereby ordain as follows.

SECTION I. GENERAL PROVISIONS

A. STATUTORY AUTHORIZATION

This Zoning Ordinance is adopted pursuant to section 59.69, Wisconsin Statutes.

B. COMPLIANCE

The use of any land or water, the size, shape, and placement of lots; the use, size, type, and location of structures on lots; the regulation of billboards, mobile homes, trailers, quarries, and junk yards; and the subdivision of lots shall be in full compliance with the terms of this Ordinance and other applicable regulations. Buildings and signs shall require a zoning permit unless otherwise expressly excluded by the requirements of this Ordinance.

C. ABROGATION AND GREATER RESTRICTIONS

1. The Richland County Zoning Ordinance, adopted March 15, 1966, is hereby repealed.
2. It is not intended by this Ordinance to repeal, abrogate, annul, impair or interfere with any other ordinance, easements, deed restrictions, permits, agreements, rules, or regulations previously adopted; however, where this Ordinance or any amendment thereto imposes greater restrictions, the more restrictive shall prevail.

D. INTERPRETATION

In this interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall not be deemed a limitation or repeal of any other powers granted by Wisconsin Statutes.

E. SEPARABILITY

It is hereby declared to be the intention of the County Board that the several provisions of this Ordinance are separable in accordance with the following:

1. If any court of competent jurisdiction shall adjudge any provision of this Ordinance to be invalid, such judgment shall not affect any other provisions of this Ordinance not specifically included in said judgment.
2. If any court of competent jurisdiction shall adjudge invalid the application of any provision of this Ordinance to a particular property, building or structure not specifically included in said judgment.

F. SITE REQUIREMENTS

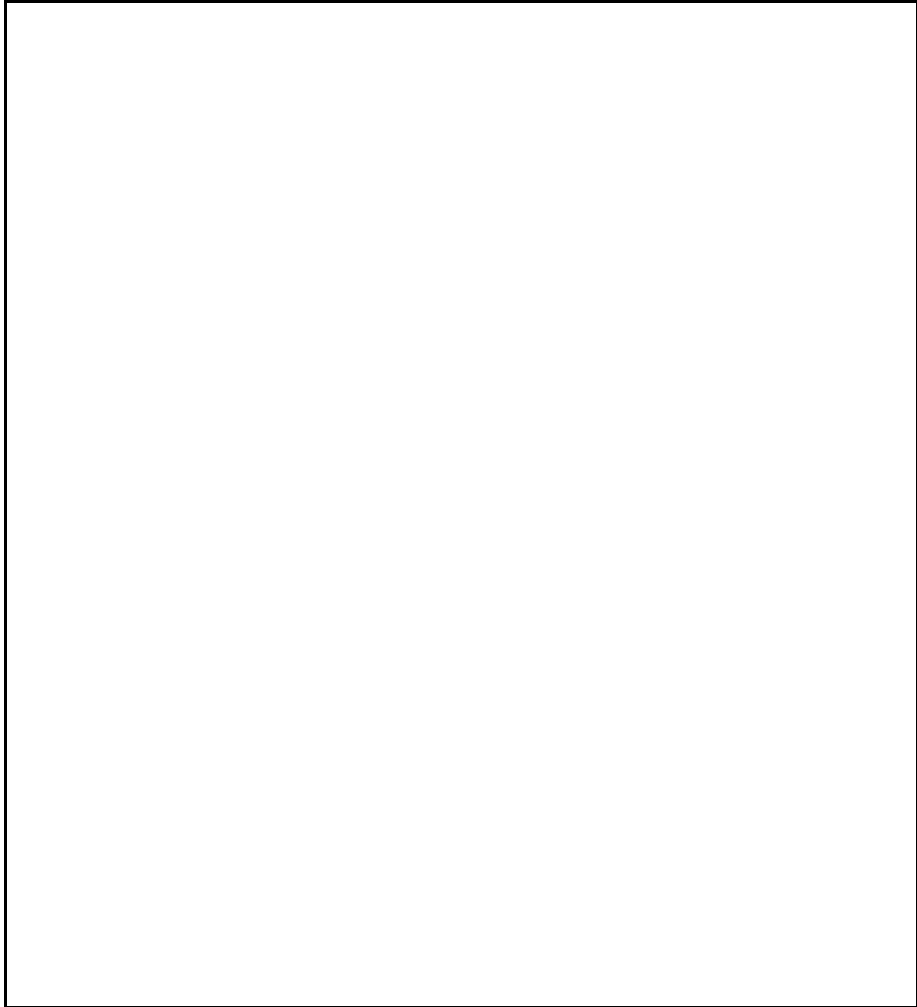
1. Only one principal structure, as defined by this Ordinance, shall be permitted on a lot. However, additional principal structures shall be permitted providing the minimum lot size, lot width, and yard requirements for each zoning district are met.
2. All lots shall abut upon or have irrevocable recorded access to a public road, street, or highway. After this ordinance is adopted by the township, all newly created right-of-ways shall have a width of not less than three rods or 49.5 feet.

G. STANDARD DISTRICT REGULATIONS

1. Setback Requirements on Highways and Roads

The following provisions apply to lands abutting a public road, street, or highway so as to lessen conflicts and congestion and to promote the safety and efficiency of such transportation facilities:

- a. **Classification of Highways:** The public roads, streets, and highways of Richland County are hereby divided into the following five (5) zoning classifications in relation to the Richland County Functional and Jurisdictional Highway Plan Update of 1995, as said Plan shall be amended from time to time by the Southwestern Wisconsin Regional Planning Commission. The highways so classified are shown on the attached Highways Zoning Classification map.



ZONING CLASSIFICATION

- Class A Highways
- Class B Highways
- Class C Highways
- Class D Highways
- Class E Highways

HIGHWAY CLASSIFICATION

- Principal Arterial Highways
- Minor Arterial Highways
- Major Collector Highways
- Minor Collector Highways
- Local Highways, Town Roads, & Public Roads and streets other than those listed above.

b. **Minimum Highway Setbacks:** Unless otherwise permitted in this Ordinance, all buildings, structures, and other objects shall be set back from abutting public highways so as to comply with the following minimum requirements, or otherwise permitted or modified by the approval of the plat of a legal subdivision or a particular provision of this Ordinance.

(1) Setbacks from public highways shall be not less than the horizontal distances set forth in this subsection and measured from either the near existing right-of-way line or the center-line of the abutting roadway or the centerline of the near pair of travel lanes, whichever is more restrictive. The more restrictive of the two measurements shall prevail.

ZONING CLASSIFICATION	SETBACK FROM RIGHT-OF-WAY	SETBACK FROM CENTERLINE
Class A Highways	70 feet	150 feet
Class B Highways	60 feet	130 feet
Class C Highways	50 feet	110 feet
Class D Highways	40 feet	90 feet
Class E Highways	30 feet	70 feet

(2) The above listed highway setback requirements are subject to the following conditional modifications. Where such conditions occur, the County Zoning Administrator may permit a setback that meets the following requirements.

(a) When an existing principal structure or building fronts on the same side of the abutting highway and within 200 feet on both sides of the proposed structure, the highway setback may be modified to the average of the setbacks existing on the two abutting structures.

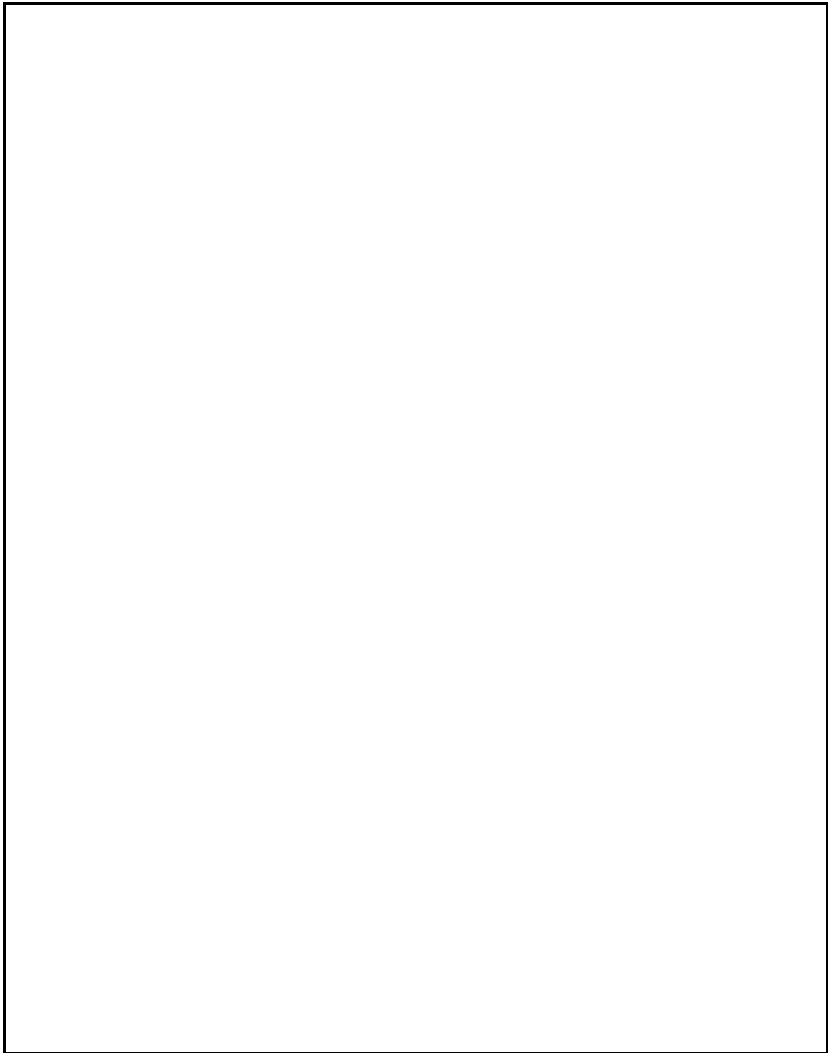
(b) Where two (2) or more principal structures or buildings front on the same side of the abutting highway and within 400 feet in one direction from the subject site, the highway setback may be modified to the average of the setback on the near existing structure and the required setback for the appropriate class of highway.

(3) **Vision Corners:** In each quadrant of every at-grade intersection of a public road, street, or highway with another public road, street, or highway or with a mainline railroad, there shall be a vision corner consisting of a triangular area within which no structure, building, vegetation or other fixed object shall be permitted if the same would obstruct the highway users view across such vision corner or otherwise restrict said users ability to perceive an on-coming vehicle.

(a) All such vision corners shall be bounded by the centerlines of the intersecting roads, streets, highways or railroad tracks, on a straight line connecting points

on said centerline and at the following horizontal distances from their point of

intersection. In case of multi-lane or divided highway or a multi-track railroad, said centerline shall be construed to be the centerline of the near pair of travel lanes or the near pair of rails.



ZONING CLASSIFICATION	DISTANCE FROM INTERSECTION
Class A Highways	350 feet
Class B Highways	300 feet
Class C Highways	250 feet
Class D Highways	200 feet
Class E Highways	150 feet

(4) **Access Restrictions:** No direct public access shall be permitted to the rights-of-way of any public road, street or highway except in compliance with the following provisions:

(a) No direct private access shall be permitted to the rights-of-way of two intersecting public roads, streets or highways within the following horizontal distances as measured from the point of intersection of the two right-of-way lines and along the right-of-way abutting the subject site. The distance shall be measured for each intersecting highway according to the class of highway listed below:

ZONING CLASSIFICATION	RESTRICTED DISTANCE
Class A Highway	500 feet
Class B Highway	400 feet
Class C Highway	300 feet
Class D Highway	200 feet
Class E Highway	100 feet

Public service roads designed to keep private access from entering directly onto Class A & B Highways may be located closer to the intersection than would otherwise be required.

(b) Lots and parcels of land requiring direct private access to the right-of-way of any public road, street or highway shall have a frontage along such right-of-way of not less than the following minimum distance: (The "frontage side" shall be construed as the side where the driveway enters.)

ZONING CLASSIFICATION	MINIMUM FRONTAGE
Class A Highway	400 feet
Class B Highway	200 feet
Class C Highway	200 feet
Class D Highway	100 feet
Class E Highway	Lot Width

(c) Vehicular entrances and exits serving drive-in-establishments which generate traffic volumes in excess of one-hundred (100) vehicles per day, shall be not less than one-hundred feet from any pedestrian entrance or exit serving a school, church, hospital, park, playground or other place of public assembly.

(5) **Exceptions to Highway Requirements and Restrictions:** The following structures and uses are excepted from the above listed highway setbacks, vision corner and access regulations.

(a) Signs placed by or under the direction of the appropriate highway agency

for the guidance, direction, control or warning of traffic, including construction barricades and safety devices.

- (b) The planting and harvesting of field crops, flowers, shrubs, hedges and the like and the use of open fences, equipment and machinery commonly associated with such planting or harvesting, provided the same shall be subject to such trimming, pruning cropping or control as may be deemed necessary by the highway agent having jurisdiction over the abutting highway.
- (c) Communication and power transmission lines, poles and appurtenance structures, and underground structures provided the same are not capable of being used as a foundation for a prohibited above-grade structure.
- (d) Temporary use of the above restricted areas may be permitted but such temporary permit shall be revocable, subject of particular conditions, limited to not more than twelve (12) consecutive months.
- (e) Minor readily removable structures such as open fences and small signs permitted by the Ordinance may be placed within setback lines provided all requirements of this Ordinance are met.
- (f) Structures not conforming to the above setback, vision corner, and access requirements may be placed on lots platted and recorded prior to the adoption of this Ordinance by the township, by conditional use only.

and

2. Lot Size Requirements in the Residential and Commercial Districts.

- a. Lots created after adoption of this Ordinance shall meet the minimum area requirements shown on the attached 'Yard, Area, and Width Requirements' Table. The dimensions of the building sites in the General Commercial and Single Family Residential Districts shall meet the following minimum requirements.

(1) Lots Not Served by Public Sewer

- (a) The minimum lot area shall be 43,560 square feet and the minimum lot width 200 feet at the building line and 200 feet at water edge.
- (b) There shall be a side yard for each principal building. The minimum width of one side yard shall be ten (10) feet. The minimum aggregate width of both side yards shall be twenty-five (25) feet.

(2) Lots Served by Public Sewer

- (a) The minimum lot area shall be 10,000 square feet and the minimum lot width sixty-five (65) feet at the building line and sixty-five (65) feet at the water's edge.
- (b) There shall be a side yard for each principal building. The minimum width of one side yard shall be eight (8) feet. The minimum aggregate width of both side yards shall be twenty (20) feet.

(3) Existing Lots Served by Public Sewer

- (a) A lot which does not contain sufficient area to conform to the dimensional requirement of this Ordinance but which is at least fifty (50) feet wide and 7,500 square feet in area may be used as a building site providing that the use is permitted in the zoning district providing the title to the lot has been transferred prior to the effective date of this Ordinance and providing the lot is in separate ownership from abutting lands.

(4) Existing Lots Not Served by Public Sewer

- (a) A lot which does not contain sufficient area to conform to the dimensional requirements of this Ordinance but which is at least sixty-five (65) feet in width at the building line and sixty-five (65) feet of the water's edge, and which is 10,000 square feet in area, may be used as a building site, providing it meets the requirements of the Sanitary Ordinance, providing that the use is permitted in the zoning district, providing the title to the lot has been transferred and notarized prior to the effective date of this Ordinance in the township, and providing the lot is in separate ownership from abutting lands.

(5) Substandard Lots

- (a) A zoning permit for the improvement of a lot having lesser dimensions than those stated in (3) and (4) above shall be issued only after the granting of a variance by the Board of Adjustment.
- (b) If two or more substandard lots with continuous frontage have the same ownership as of the effective date of this Ordinance, the lots involved shall be considered to be an individual parcel for the purposes of this Ordinance.

(6) Spacing Between Buildings

- (a) No agricultural structure may be placed within 500 feet of an existing non-agricultural structure under separate ownership unless otherwise permitted by conditional permit, or no non-agricultural structure may be placed within 500 feet of an existing agricultural structure, under separate ownership unless otherwise permitted by conditional permit.

TABLE 1
YARD, AREA AND WIDTH REQUIREMENTS

ZONE	A-F	A-R	R-1	R-2	C-1	I
Side yards: Principal Buildings (ft.):	20	20	10	10	10*	20
Lots not served by public sewer (ft.):	20	20	10	10	10*	20
Lots served by public sewer (ft.):	--	20	8*	8*	8**	20
Side yards: accessory & building (ft.):	10	10	5	5	5	5
Rear yard (ft.):	50	50	40	40	20	20
Floor area dwelling (Sq. Ft.):	600	960	960	960	500	--
***Minimum lot area agricultural (acres)	35	5	--	--	--	--
Lots not served by public sewer (acres)	--	5	2	2	1	1
Lots served by public sewer	--	5 acres	10,000 Sq. Ft.	10,000 Sq. Ft.	10,000 Sq. Ft.	10,000 Sq. Ft.
Minimum lot width lot not served by public sewer (ft.):	200	200	200	200	200	200
Lot served by public sewer (ft.):	--	200	65	65	65	65

*Although the minimum width of one side yard can be ten (10) feet, the minimum aggregate width of both side yards shall be twenty-five (25) feet.

**Although the minimum width of one side yard can be eight (8) feet, the minimum aggregate width of both side yards shall be twenty (20) feet.

***Maximum lot area in the Agricultural/Residential District is 34.99 acres.

3. **Lot Size Requirements in the Agricultural and Forestry District**

The shall a. Lots created after adoption of this Ordinance shall meet the minimum area requirements shown on Table 1 "Yard, Area, and Width requirements." dimension of the building sites in the Agricultural and Forestry Districts meet the following minimum requirements.

- (1) The minimum lot area shall be 35 acres and the minimum lot width 200 feet at the building line.
- (2) There shall be a side yard for each principal building and accessory building. The minimum side yard setback for principal buildings shall be 20 feet. The minimum side yard for accessory buildings shall be 10 feet.
- (3) A lot which does not contain sufficient area to conform to the dimensional requirements of this section, but which is at least two hundred (200) feet in width at the building line, and which is 43,560 square feet in area, may be used as a building site, provided the use is permitted in the zoning district, providing the title to the lot has been transferred (and notarized) prior to the effective date of this Ordinance in the township, and providing the lot is in separate ownership from abutting lands, and providing it meets the sanitary ordinance.

4. **Open Space Requirements**

Every part of the required area of a yard shall be open to the sky. In this regard, the setback and yard requirements shall apply to all projections, such as sills, cornices, steps, porches, ornamental features, and fire escapes.

5. **Structures Not Buildings**

Structures which are not buildings and which are six inches or more in height from the surface of the ground shall be subject to the setback and other dimensional requirements of this ordinance. Excludes fences and public utility poles.

6. **Accessory Uses and Structures**

- a. Any permanent, roofed structure serving as an accessory use if attached to the principal building by an enclosed structure shall be considered a part of the principal building. If such structure is a building and is not attached to the principal building it shall conform to the setback, and other dimensional requirements of the district within which it is located.

- b. Accessory buildings permitted in residential districts, shall conform to the following requirements:
- by (1) No more than one accessory building shall be permitted on a lot, except conditional permit.
- the (2) No accessory building shall have a floor area greater than 70 percent of floor area of the principal building on the lot.
- the (3) No accessory building shall have a floor area in excess of 10 percent of total lot area.
7. No large object other than licensed passenger motor vehicles, and major recreational equipment, may be stored on a lot in a Residential District, except within a garage or where it will at all times be completely shielded from view from the street or adjoining properties, by landscaping, walls, or fencing. No such equipment shall be used for living or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use. The storage of such equipment shall only be permitted adjacent to a residence and shall never be the principal use of an individual lot. The storage of such equipment prior to the adoption of this Ordinance shall be permitted to continue.

SECTION II: ZONING MAP AND DISTRICT BOUNDARIES

A. ZONING DISTRICTS

The lands of Richland County are hereby divided into the following districts:

1. General Agricultural and Forestry (A-F)
2. Agricultural and Residential District (A-R)
3. Single Family Residential (R-1)
4. Single Family Residential (R-2)
5. General Commercial (C-1)
6. Industrial (I)
7. Conservancy (CON)
8. Scenic Resource (SR)

B. ZONING DISTRICT BOUNDARIES

The locations and boundaries of the County's districts are shown on a single map officially designated "OFFICIAL ZONING MAP, RICHLAND COUNTY, WISCONSIN" and on separate township maps officially designated "DETAILED ZONING MAPS, RICHLAND COUNTY, WISCONSIN." These maps together with all explanatory material and regulations thereon are an integral part of this Ordinance. In the event of a conflict between zoning district boundaries shown on the "Official Zoning Map, Richland County, Wisconsin" and the "Detailed Zoning Maps, Richland County, Wisconsin," the latter shall govern and prevail. District boundaries are normally lot lines; section, quarter-section or sixteenth lines; center lines of street, highways, alleys, railroad right-of-way or such lines extended; unless otherwise noted on the zoning maps. Distances not specifically indicated on the zoning map shall be determined by the scale of the map. In accordance with Section 59.97(4) of the Wisconsin Statutes, zoning district boundaries shall be decided by the County Board. It shall be the policy of the county zoning committee to consult with individual township boards in decisions regarding district boundaries, before making recommendations to the county board. Questions regarding exact location of district boundaries shall be decided by the County Zoning Committee or its authorized representative. Decisions may be reviewed on appeal to the Board of Adjustment as provided in Section VII of this Ordinance.

The official zoning maps shall be certified by the chairman of the county board and attested by the county clerk. Copies of the official zoning maps together with a copy of this Ordinance shall be kept on file in the office of the county clerk. Any changes affecting zoning district boundaries shall be recorded on the applicable maps. All such changes shall be made in accordance with provisions of Section 59.69, Wisconsin Statutes.

Copies of the official zoning maps together with copies of this Ordinance shall be kept at the County Zoning Department, and shall be available for public inspection during office hours. Maps are available for a nominal fee from the County Zoning Department.

C. GENERAL AGRICULTURAL AND FORESTRY DISTRICT (A-F)

This district provides for the continuation of general agriculture and forestry practices. The intent is to preserve areas with adequate soil types, drainage, and topography for farming and forestry and to prevent uneconomical scattering of residential, commercial, and industrial development in such areas. For lot area, width and yard requirements refer to "Yard, Area and Width Requirements Table," on Table 1. The intent of this district is to be in accordance with Chapter 91, Wisconsin Statutes.

1. Permitted Uses

- a. General Farming. No agricultural structure may be placed within 500 feet of an existing non-agricultural structure under separate ownership unless permitted by conditional use permit; no non-agricultural structure may be placed within 500 feet of an existing agricultural structure under a separate ownership unless otherwise permitted by conditional use permit. Farm buildings hereafter constructed which house animals, barn yard or feedlots shall be at least one hundred (100) feet from any continuous flowing water and shall be located so that manure will not drain into any continuous flowing water. Such existing structures shall be considered non-conforming.
- b. One single family dwelling for the owner or operator, additional single family dwellings for his/her parents and children and one mobile home or one manufactured home incidental to a farming operation, provided such farmstead does not require more than a single access to a Class A, B, or C highway. If the party living in the mobile home no longer works on the farm, then the mobile home must be removed from the premises. Pre-existing farm homes and dwellings, except mobile homes, may be rented for residential use throughout the properly maintained life of the structure provided such structure generally complies with the provisions of the Residential R-1 lot.
- c. Customary accessory farm buildings including not more than one roadside stand for the sale of farm products produced on the premises. Any such stand shall conform to setback, sign and other provisions of this Ordinance.
- d. Woodlots, tree farms and other soil and water conservation practices.
- e. Accessory uses permitted in the Single-Family Residential District.
- f. Farm residences or structures which existed prior to the adoption of this Ordinance may be separated from a larger farm parcel if the separation is for purposes of farm consolidation.
- g. Riding stables with less than 10 horses.
- h. Adult family home.

2. Uses Authorized by Conditional Permit

- a. Fur farms, pea vineries, dairy processing plants, and animal processing plants.
- b. Fruit or vegetable processing plants, provided plans for disposal of sewage and by-products are approved by the county public health office.
- c. Cheese factories

- d. Farm implement shops, sales, repair and storage.
 - e. Telephone buildings, (provided there is no service garage or storage yard), telephone, telegraph, and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures; radio and television stations and transmission towers and micro-wave radio relay towers; municipal buildings.
 - f. Quarrying and mining operations, subject to provisions of Section III.
 - g. Institutional Recreation Camps, Trailer Camps and Campgrounds.
 - h. Public airports.
 - i. Greenhouses.
 - j. Public and Private schools, churches, public parks and recreation areas, historic sites, and private landing strips.
 - k. Bed and Breakfast establishments, as defined in section 50.50(1) Wisconsin Statutes.
 - l. Temporary placement of a mobile home or manufactured home less than 24 feet wide placed on a foundation other than a basement, while a permanent dwelling is being constructed. Except in exceptional circumstances, temporary placement shall not exceed 3 years.
 - n. A family farm business if limited to existing farm residences or structures or portions of the existing farmstead that are not dedicated to agricultural uses.
 - o. Kennels, as long as they are located more than 1,320 feet from a dwelling other than one occupied or rented by the owner.
 - p. Replacement of an existing manufactured home less than 24 feet wide or an existing mobile home less than 24 feet wide with a replacement manufactured home less than 24 feet wide that has at least 1,000 square feet of floor space.
 - q. Placement of an agricultural structure within 500 feet of an existing non-agricultural structure under separate ownership.
3. Issuance of zoning certificates for tax credit purposes: certificates for tax credit purposes will be issued only for land which is following a conservation program which results in a soil loss less than "T" (allowable soil loss) as defined by the Soil Conservation Service, U.S.D.A. Developing and following an SCS farm conservation

plan is suggested as a method of meeting this requirement. The Richland County SWCD supervisors will judge substantial compliance with this standard. Prior to finding a landowner in violation of this section, the SWCD supervisors shall notify the landowner in writing of any alleged violation specifying the grounds of the violation and shall afford the landowner an opportunity for a hearing. Violation of the soil conservation standard shall be considered a violation of the zoning ordinance and shall be sufficient reason for refusal to issue a zoning certificate for tax credit purposes.

4. Standards for rezoning: Decisions on petitions for rezoning areas zoned A-F shall be based on findings which consider the following:
 - a. Adequate public facilities to serve the development are present or will be provided.
 - b. Provision of these facilities will not be an unreasonable burden to local government.
 - c. The land proposed for rezoning is suitable for development and development will not cause unreasonable water or air pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas.
 - d. Policies listed under Goal 6, page 75, Richland County Farmland Preservation Plan.
5. Accessory uses. No unlicensed or unregistered motor vehicles may be stored for more than 30 days in a manner in which said vehicle or vehicles shall be wholly or partially visible from any public street or highway.

D. AGRICULTURAL AND RESIDENTIAL DISTRICT (A-R).

1. **Purpose.** The purpose of the Agriculture/Residential district is to provide for limited residential uses on rural lots between 5 and 34.99 acres. Residents of this district shall recognize this area as primarily agricultural and shall accept those environmental conditions associated with farming and its related uses.
2. **Lands included in this district.** This district is for the accommodation of rural parcels between 5 and 34.99 acres in size that are not part of larger farm operation.
3. **Permitted uses.**
 - a. One single family dwelling.
 - b. Campers that are licensed and road ready and used for temporary parking and living

purposes, as long as they are removed between December 1st to March 1st and as long as a parking permit has been issued by the Zoning Administrator, with the exception that any camper may be parked with no permit for 14 consecutive days in any one year.

- c. Historical Sites.
 - d. Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations equipment housings and other necessary appurtenant equipment and structures.
 - e. Limited farming including feed and vegetable crops and other similar enterprises or uses, provided that no agricultural structure shall be placed within 500 feet of an existing non-agricultural structure other than that of the owner.
 - f. Forestry, beekeeping, plant nurseries, fish hatcheries and non-commercial greenhouses.
 - g. One temporary roadside stand per lot, not more than 300 square feet used solely for the sale of products at least 50% of which were produced on the premises.
 - h. Storage of campers or major recreational equipment. No such equipment shall be used for living or housekeeping purposes.
 - i. Signs per section III, F. 1., 2., 4. & 6.
 - j. Adult family home.
 - k. Community-based residential facility with 8 or fewer residents.
 - l. Placement of up to 4 animal units as set forth in the table in Section 1X3 on 5 to 12 acres and an additional animal unit for every additional 3 acres thereafter.
4. **Permitted accessory uses:**
- a. Garage and/or usual accessory buildings, except as provided in section 5n. herein.
 - b. Permitted Accessory uses in R-1 District
5. **Uses authorized by conditional permit**
- a. Institutional recreation camps.
 - b. Group homes -- community based residential facilities.

- c. Public and private schools, churches, public parks and recreational area, historical sites. Landing strips are not allowed.
- d. One single family mobile home, provided that the mobile home and the land upon which it is located are owned in common.
- e. Kennels as long as they are located further than 1,320 feet from a dwelling other than that occupied or rented by the owner.
- f. Migrant labor camps.
- g. Mobile home parks, subject to section III herein.
- h. Shooting ranges.
- i. Multi-family dwellings.
- j. Non-metallic mining, including the removal of rock, gravel, decomposed granite, sand, topsoil or other natural material from the earth by excavating, stripping, leveling or any other process whereby these materials are substantially removed from the site, subject to Section III herein.
- k. Agriculture related business including, but not limited to, veterinary hospitals and clinics, seed sales, but excluding stockyards or farm implement sales or service and fertilizer or chemical sales.
- l. Commercial greenhouses.
- m. Governmental uses including, but not limited to, township halls and garages.
- n. Livestock, poultry and State-licensed game farms.
- o. Manufactured homes less than 24 feet wide after placement.
- p. Temporary placement of a mobile home or a manufactured home less than 24 feet wide while a permanent dwelling is being constructed. Except in exceptional circumstances, temporary placement shall not exceed 3 years.
- q. Community-based residential facility with 9 or more residents
- r. Bed and breakfast establishments.
- s. Family farm business.

E. SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)

This district is intended to provide for high quality, single-family, year-round residential development. It is preferred that this development be around existing villages and subdivisions. If this development takes place in a rural setting, the residents of this district shall accept those environmental conditions associated with farming and its related uses. For lot area, width, and yard requirements refer to Table 1.

1. Permitted Uses:

- a. Single family dwellings
- b. Historic sites.
- c. Horticulture and gardening but not including commercial greenhouses.
- d. Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, equipment housings and other necessary appurtenant equipment and structures.
- e. Community based residential facility with 8 or fewer residents.

2. Permitted Accessory Uses:

- a. Private garages, carports, and boathouses when located on the same lot and not involving the conduct of a business, except as a permitted household occupation or conditional use, provided that no such structure shall be erected prior to the erection of the principal building to which it is necessary.
- b. Permitted household occupations and professional offices when incidental to the principal residential use, situated in the same building, and carried on by the residential occupant, subject to the following conditions:
 - (1) Such use shall not occupy more than 20 percent of the classified floor area of the principal building in which it is located.
 - (2) Such use shall not employ more than one person not a resident on the premises.
 - (3) Any off-street parking area provided shall be maintained reasonably dustless, and adequately screened from adjoining residential properties.
 - (4) Such use shall not include the conduct of any retail or wholesale business on

the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.

(5) Such use shall not include the operation of any machinery, tools or other appliances, or the outside storage of materials or other operational activity any of which would create a nuisance or be otherwise incompatible to the surrounding residential area.

3. Uses Authorized by Conditional Use Permit:

- a. Rest homes and homes for the aged.
- b. Hospitals.
- c. Medical and dental offices.
- d. Funeral homes.
- e. Multiple family residences.
- f. Rooming houses, boarding houses and tourist homes.
- g. Radio and television stations and transmission towers and micro-wave radio relay towers and telephone buildings (provided there is no service garage or storage yard).
- h. Farm buildings on an existing farm, provided that buildings in which farm animals are kept shall be at least 500 feet from the nearest residence on a non-farm lot. Farm buildings housing animals, barn yards or feed lots shall be at least one hundred (100) feet from any continuous flowing water and shall be so located so that manure will not drain into any continuous flowing water.
- i. Mobile home parks, subject to the provisions of Section III of this Ordinance.
- j. Golf courses.
- k. Public park and recreation areas, churches, schools, public museums and art galleries for exhibition in artist's own work.
- l. Municipal buildings.
- m. Mobile home.
- n. Bed & Breakfast establishments, as defined in section 50.50(1) Wisconsin Statutes.

- o. Manufactured homes less than 24 feet wide after placement.
- p. Temporary placement of a mobile home or a manufactured home less than 24 feet wide while a permanent dwelling is being constructed. Except in exceptional circumstances, temporary placement shall not exceed 3 years.
- q. Community-based residential facility with 9 or more residents.

F. SINGLE FAMILY RESIDENTIAL DISTRICT (R-2)

This district is intended to provide for high quality single family year round residential development in existing villages and subdivisions in order to make it more reasonable to provide these developments with the necessary municipal services, such as sewer and water facilities and fire protection. For lot area, width and yard requirements refer to table on Table 1, R-1.

1. Permitted Uses:

- a. Single-family dwellings
- b. Historical sites
- c. Horticulture and gardening but not including commercial greenhouses.
- d. Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, equipment housing and other necessary appurtenant equipment and structures.
- e. Community-based residential facility with 8 or fewer residents.

2. Permitted Accessory Uses:

- a. Private garages, carports, and boathouses when located on the same lot and not involving the conduct of a business, except as a permitted household occupation or conditional use, provided that no such structure shall be erected prior to the erection of the principal building to which it is necessary.
- b. Permitted household occupations and professional offices when incidental to the principal residential use, situated in the same building, and carried on by the residential occupant, subject to the following conditions:
 - (1) Such use shall not occupy more than 20 percent of the classified floor area of the principal building in which it is located.

- (2) Such use shall not employ more than one person not a resident on the premises.
- (3) Any off-street parking area shall be maintained reasonably dustless, and adequately screened from adjoining residential properties.
- (4) Such use shall not include the conduct of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.
- (5) Such use shall not include the operation of any machinery, tools or other appliances, or the outside storage of materials or other operational activity any of which would create a nuisance or be otherwise incompatible to the surrounding area.

3. Uses Authorized by Conditional Permit:

- a. Public park and recreation areas, churches, schools, public museums and art galleries or exhibition in artist's own work.
- b. Temporary placement of a mobile home or a manufactured home less than 24 feet wide while a permanent dwelling is being constructed. Except in exceptional circumstances, temporary placement shall not exceed 3 years.
- c. Community-based residential facility with 9 or more residents.

G. GENERAL COMMERCIAL DISTRICT

This district is intended to provide for the orderly and attractive grouping, at convenient locations, of retail stores, shops, offices, and establishments serving the daily needs of the area. For lot area, width, and yard requirements refer to Table 1.

1. Permitted Uses:

Community service facilities such as, but not limited to the following:

- a. Retail stores and shops offering convenience goods and services.
- b. Business and professional offices and studios.
- c. Banks and savings and loan offices.
- d. Commercial entertainment facilities.

- e. Post offices.
- f. Restaurants.
- g. Dental, medical, and veterinary clinics.
- h. Rooming and boarding houses.
- i. Public and semi-public buildings and institutions.
- j. Telephone buildings, telephone, telegraph, and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures; radio and television stations and transmission towers and micro-wave radio relay towers.
- k. Laundromat.

2. Permitted Accessory Uses:

- a. Garages for storage of vehicles used in conjunction with the operation of a business.
- b. Off-street parking and loading areas.
- c. One single family dwelling for the owner, proprietor, commercial tenant, employee or caretaker located on the same premises as the business.

3. Uses Authorized by Conditional Permit include, but are not limited to the following:

- a. Rest homes and homes for the aged.
- b. Hospitals
- c. Funeral homes
- d. Radio and television stations and transmission towers and micro-wave radio relay towers and telephone buildings (providing there is no service garage or storage yard).
- e. Farm buildings on an existing farm, provided that buildings in which farm animals are kept shall be at least 500 feet from the nearest residence on a non-farm lot. Farm buildings housing animals, barn yards or feed lots shall be at least one hundred (100) feet from any continuous flowing water and shall be so

located so that manure will not drain into any continuous flowing stream.

- f. Wholesaling establishments.
- g. Transportation terminals.
- h. Drive-in establishments serving food or beverages to customers other than at a booth or table.
- i. Car sales.
- j. Farm implement sales.
- k. Golf courses and golf driving ranges.
- l. Outdoor theaters.
- m. Miniature golf, go-kart, and amusement parks.
- n. Lumber and building supply yards.
- o. Small industrial establishments.
- p. Taverns.
- q. Auto service stations and maintenance facilities.
- r. Mobile Home Sales.
- s. Temporary placement of a mobile home or a manufactured home less than 24 feet wide while a permanent dwelling is being constructed. Except in exceptional circumstances, temporary placement shall not exceed 3 years.
- t. Quarrying and mining operations, subject to the provisions of Section III.
- u. Rental storage units.

H. INDUSTRIAL DISTRICT (I)

This district is intended to provide for any manufacturing or industrial operation which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the county as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance or other similar factors, and subject to such regulatory control as will reasonably insure compatibility in this respect. (No specific area

for such development is proposed on the zoning map at this time). For lot area, width and yard requirements refer to Table I.

1. Permitted Uses:

- a. Any use permitted in the Commercial District, except residences or rooming and boarding houses.
- b. The following uses are in keeping with the standards stated in the preamble to this section.
 - (1) Manufacture, assembly fabrication, and processing plants and similar type industrial operations.
 - (2) General warehousing.
 - (3) Lumber and building supply yards.
- c. Wholesaling establishment.
- d. Car sales.
- e. Farm Implement Sales.

2. Permitted Accessory Uses:

- a. Any accessory use permitted in the Commercial District, except residences.
- b. Office, storage, power supply and other such uses normally auxiliary to the principal industrial operations.

3. Uses Authorized by Conditional Permit:

- a. Junk or salvage yards.
- b. Stock yards or slaughter houses.
- c. Storage and mixing of cement, asphalt, or road oils.
- d. Landfills and disposal sites.
- e. Municipal sewer facilities.

I. CONSERVANCY DISTRICT (CON)

This district is intended to be used to prevent destruction of natural or man-made resources and to protect water courses including the shorelands of navigable waters, and areas which are not adequately drained, or which are subject to periodic flooding, where development would result in hazards to health or safety, would deplete or destroy resources, or be otherwise incompatible with the public welfare. This district includes all wetlands areas designated as swamps or marshes on the United States Geological Survey Quadrangle map sheets.

Wetlands are any lands wet enough to support a growth of moisture-loving plants or aquatics and having an accumulation of organic matter, such as peat or muck. Wet soils can be the result of a high water table (as close to the surface as one foot, but frequently no closer than three feet) or a permeable layer within the soil causing slow seepage. A thick, dark colored topsoil along with a gray or highly mottled subsoil indicates wet soil conditions. Wetlands are seldom suitable for building for the following reasons: (1) Septic tank systems will not function because of high ground water: (2) Water supplies are often polluted by septic tank wastes that have not been adequately absorbed by the soil, (3) Foundations and roads crack due to poor support capabilities and frost action: (4) Flooding is often common in spring and other times of high water.

The filling or draining of a wetland, so as to substantially change the condition of the soil or lower the water table, may make it possible in some cases to install an adequate septic tank system. In such cases, the applicant shall present evidence proving that the suitability of the soil at the site has been altered at a public hearing as provided in Section IX, of this Ordinance. In such cases, the Board of Adjustment may grant permission to use this land for any use permitted in the adjacent land use district. The applicant shall have additional on-site investigations made, including percolation tests, obtain the certification of a soils specialist that specific areas lying within this district are suitable for the proposed facility; and meet the State Division of Health and other state regulations.

Upon consideration of these factors, the Board of Adjustment may attach conditions, without limitations because of specific enumeration, such as requirements for larger minimum lot size, modified soil absorption system; provisions of sewage holding tanks and methods of sewage collection; and other requirements it deems necessary to fulfill the purpose and intent of this Ordinance.

1. Permitted Uses:

- a. Public fish hatcheries.
- b. Soil and water conservation programs.
- c. Forest management programs.

- d. Wildlife preserves.
- e. Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures.

2. Uses Authorized by Conditional Permits:

- a. Public and private parks.
- b. Dams, plants for the production of electric power and flowage areas.
- c. Grazing where such activities will not be in conflict with the stated purposes of the district.
- d. Orchards and wild crop harvesting.
- e. Piers, docks, boathouses,
- f. Vegetable farming.

J. SCENIC RESOURCES DISTRICTS (SR)

This is an "overlay" district. It provides for special controls over and above those which are defined in the respective districts enumerated in this Ordinance. These special controls are intended to protect the view of outstanding scenery and natural resources along certain roads and waterways.

Any regulations applicable to the underlying district shall be applicable to any use permitted in this district.

1. Permitted Uses:

- a. Any use permitted in the underlying districts, except for the following:
 - (1) Trailer houses, mobile homes, or any portable living quarters.
 - (2) Dump sites, whether public or private, for ashes, trash, rubbish, sawdust, garbage, offal, storage of vehicle bodies or parts, storage of junked farm implements or any other unsightly or offensive material.
 - (3) Quarrying, removal or storage of any surface or sub-surface minerals or materials.

- (4) Signs, billboards, outdoor advertising structures, or advertisements of any kind, except as provided in sub-paragraph b.
- (5) One off-premise directional sign for a business not located directly adjacent to the highway provided such sign in no more than 24 square feet in area and provided such directional sign is located near the intersection where the traveling public must turn to get to the place of business.

b. Signs:

- (1) One (1) on-premise sign of not more than 24 square feet in size may be erected and maintained to advertise the sale, hire, or lease of the property, or the sale and/or manufacture of any goods, products, or services upon the land.
- (2) Off-premise signs shall be located no closer than 300 feet from the business or site advertised. One sign may be allowed from any direction to the business or site advertised. Such sign shall be no more than 24 square feet in area and shall be located approaching the intersection where the traveling public must turn to get to the place of business.

SECTION III: REGULATION OF SPECIAL USES

A. Mobile Homes Parks and Trailer Parks

1. Mobile Home Parks

Except for single mobile homes permitted in the Agricultural and Forestry Zoning District, no mobile home shall be located on any premises which is situated outside of an approved mobile home park, except where permitted as a conditional use. No mobile home park shall be developed until the plans for the park have been approved by the County Zoning Committee and a Conditional Use Permit has been granted. Mobile Home Parks shall meet the requirements stated below:

Any person with two or more existing mobile homes on his premises shall submit a plan of his property to the County Zoning Department within three months of the effective date of this Ordinance, showing the location of all such mobile homes. Any mobile home development which meets the minimum requirements state below shall be designated as an "Approved Mobile Home Park" and the owner shall be permitted to locate additional mobile homes on approved mobile home sites. Those mobile home developments not able to meet these requirements shall be permitted to continue as "nonconforming uses", but shall be subject to the following conditions:

- No additional mobile homes shall be located on the premises.
- The replacement of an existing nonconforming mobile home with a different

mobile home shall only be permitted by the Board of Adjustment subject to the provisions of Section VII of this Ordinance.

- a. Minimum size shall be five (5) acres.
- b. Maximum number of mobile home sites shall be six per acre.
- c. Minimum dimensions of a mobile home site shall be fifty (50) feet wide by one hundred (100) feet long.
- d. Minimum distance between mobile home trailers shall be fifteen (15) feet.
- e. Minimum distance between mobile home and service road shall be ten (10) feet.
- f. All drives, parking areas, and walkways shall be surfaced with dust-free material. There shall be two parking spaces for each mobile home.
- g. No mobile home sales office or other business or commercial use shall be located on the mobile home park site. However, laundries, washrooms, recreation rooms maintenance equipment storage and one office are permitted.
- h. In addition to the highway setback requirements and setback requirement from the high water mark, there shall be a minimum setback of forty (40) feet from all other exterior lot lines.
- i. Mobile home parks shall comply with the sanitation regulations of the Richland County Sanitary Ordinance and the appropriate sanitary requirements of the Wisconsin Administrative Code. No mobile home site shall have an individual onsite soil absorption sewage disposal system.
- j. No mobile home site shall be rented for a period of less than thirty (30) days.

2. Trailer Camps, Camp Grounds, and Camping resorts

The County Zoning Committee shall approve all plans for trailer camps and campgrounds. Such facilities shall meet the following conditions:

- a. Each trailer or campsite shall be plainly marked and surfaced.
- b. Maximum number of trailer or campsites shall be 15 per acre.
- c. The minimum size of a travel trailer park or campgrounds shall be three (3) acres.
- d. Minimum dimensions of a travel trailer or campsite shall be twenty-five (25) feet

wide by forty (40) feet long.

- e. Each travel trailer or camp site shall be separated from other travel trailer sites by a yard not less than fifteen (15) feet wide.
- f. There shall be 1 ½ automobile parking spaces for each trailer or camp site.
- g. In addition to the highway setback requirements and setback requirements from the high water mark, there shall be minimum setback of forty (40) feet from all other exterior lot lines.
- h. Campgrounds shall comply with the requirements of Chapter HFS 178, Wisconsin Administrative Code, to the extent said Chapter is applicable.
- i. No trailer or camping unit shall be located on one site for a period of more than thirty (30) days or an extension thereof not to exceed sixty (60) days. No trailer shall be stored in a trailer park, camping ground or camping resort.

B. OFF-STREET PARKING AND SERVICE AREAS

- 1. **Spaces Required:** Any building hereafter erected or placed on a lot shall be provided with off-street vehicle parking spaces for those using such building in accordance with the following regulations:
 - a. Each parking space required shall be at least 200 square feet in area, or approximately 10 feet by 20 feet in size.
 - b. Residential uses shall be provided with at least one (1) parking space for each dwelling unit.
 - c. Commercial and industrial uses as listed and permitted in the zoning districts, shall be provided, except as noted below, with one parking space for each 200 square feet of floor area.
 - Restaurants, taverns, and similar establishments shall provide one (1) space for each one hundred fifty (150) square feet of floor area.
 - Drive-in eating stands offering in-car service shall provide five (5) spaces for each person employed to serve customers.
 - Motel and tourist cabins shall provide one (1) space for each unit.
 - Industrial uses and warehouses shall provide one (1) space for each two (2) employees on the premises at a maximum employment on the main shift.
 - Service stations shall provide parking for all vehicles used directly in the conduct of the business; plus two (2) spaces for each gas pump; plus three (3)

spaces for each grease rack.

The above parking requirements can be met by a public parking lot when possible.

2. **Paving:** Paving or dust-free surfacing is required of any non-residential off-street parking area having a capacity of more than four vehicles and located within 500 feet of a residential district.
3. **Setback:** No vehicle shall be parked within 10 feet of the existing street line.
4. **Off-Street Loading and Unloading:** Any commercial or industrial building hereafter erected or placed on a lot, shall be provided with sufficient off-street loading and unloading space so that no public streets or alleys need be blocked by such activities.
5. **Landscaping:** The Richland Zoning Committee may require landscaping of open areas established in connection with off-street parking and service.

C. COMMERCIAL QUARRIES AND MINES

Commercial quarrying includes the removal of 800 cubic yards or more in a one year period, 1200 cubic yards or more in a two year period, or 1500 cubic yards or more in a three year period of rock, slate, gravel, sand, soil or other material from the earth by excavating underground mining or any other process and shall be restricted as follows:

1. **General Provisions:** Applications requesting County Zoning Committee approval of proposed commercial quarrying activity shall be accompanied by:
 - a. A description of all phases of the contemplated operation including types of machinery and equipment which will or might be necessary to carry on the operation. Where the operation is to include sand and gravel washing, the estimated daily quantity of water required, its source and its disposition shall be identified.
 - b. A legal description of the proposed site.
 - c. A topographic map (at a minimum contour interval of five feet) of the proposed site and the area extending beyond the site to a minimum distance of 300 feet on all sides.
2. **Consideration of Compatibility:** In reviewing a proposal for a commercial quarrying activity, the County Zoning Committee shall take into consideration:
 - a. The effect of the proposed operation on drainage and water supply, particularly in connection with sand and gravel washing.

- b. The possibility of soil erosion as a result of the proposed operation.
 - c. The most suitable land use for the area.
3. **Conditions for Approval:** The County Zoning Committee may set forth conditions regarding appropriate setback and other dimensional requirements, particularly with reference avoiding a nuisance effect on surrounding residential uses. Suitable fencing and landscaping may be required.
 4. The initial grant to carry on a quarrying operation shall not be effective for more than five years. Additional extensions, each of not more than five years, may be authorized upon application to the County Zoning Committee.
 5. An existing quarry or mining operation shall conform to this Ordinance five years after the date the town board approves this Ordinance.

D. JUNK OR SALVAGE YARDS

No junk or salvage yards shall be permitted in Richland County except in conformance with a plan approved by the County Zoning Committee.

1. General Provisions

- a. Junk or salvage materials shall not be located within 300 feet of public roads, streets, and highways, and all establishments of this kind shall have minimum side and rear yards of 100 feet each.
- b. Junk or salvage material shall not be located in the Shoreland and Floodplain Protection District.
- c. Junk or salvage materials shall be enclosed by a suitable fence or planting screen so that the materials are not visible from other property in the vicinity of the junk yard, nor from a public right-of-way such as roads, streets, highways, and waterways. The fence or planting screen shall be a minimum eight feet in height and shall be kept in good repair.
- d. Junk or salvage materials shall not be piled higher than the height of the fence.
- e. For fire protection, an unobstructed fire break shall be maintained one rod in width and completely surrounding the salvage or junk yard.

E. SIGNS AND BILLBOARDS

Except as otherwise specifically authorized, no sign that is visible from any state,

county, or town road, from the water, or from any adjacent property shall be located, erected, moved, reconstructed, extended, enlarged, or structurally altered until a permit has been issued by the County Zoning Committee or its authorized representative. No permit shall be issued for a sign not in conformity with the size, type, number, location and use regulations affecting each zoning district. Permits shall be obtained within 12 months after adoption of this Ordinance for all signs which were erected before the date of enactment of this Ordinance. Signs shall display the sign permit number, in legible form in the lower left-hand front corner. One permit for the "life" of each sign is required. Such permit shall authorize the use of each sign as long as such sign is kept in good repair and complies with the requirements of this Ordinance.

1. **Exceptions:** A permit shall not be required for the following types of signs:

- a. Official traffic control signs, and informational or directional notices erected by federal, state, or local units of government.
- b. Signs advertising the sale, rent, or lease of the property on which the sign is placed. Such signs shall not exceed four (4) square feet in gross area and may be placed at the right-of-way of the highway.
- c. "No-Hunting" or "No Trespassing" signs, provided that no such sign shall exceed one and one-half (1 ½) square feet in gross area.
- d. On-premise nameplates for residences provided that no such nameplate shall exceed three (3) square feet in gross area. Such nameplates may not be affixed to trees.
- e. Signs for test plots for various farm crops and temporary commercial signs in place for no more than 30 days.

2. **Prohibited Signs:**

- a. No sign shall resemble, imitate, or approximate the shape, size, form or color of railroad or traffic signs, signals, or devices.
- b. No sign shall be so located as to interfere with the visibility or effectiveness of any official traffic sign or signal, or with driver vision at the access point or intersection.
- c. No sign shall be erected, relocated, or maintained so as to prevent free ingress or egress from any door, window, or fire escape, and no sign shall be attached to a standpipe or fire escape.
- d. No sign shall contain, include, or be illuminated by flashing light or by any light directed toward a neighboring residence or toward the water.

- e. No sign shall be permitted in a vision corner, except for on-premises signs on non-conforming structure by conditional use.
- f. No sign shall contain, include, or be composed of any conspicuous animated part.
- g. No sign shall be painted on rocks nor affixed to trees.

3. Signs Permitted in the Single Family Residential District:

- a. Signs advertising a permitted home occupation or professional office shall be permitted. Such signs shall not exceed six (6) square feet in gross area, shall be attached to the building, and if illuminated shall be indirectly lighted. No more than one such sign for each use located on the premises shall be permitted.
- b. Directory signs indicating the direction to a cottage, resort or residence shall be permitted providing such signs do not exceed four (4) square feet in gross area. Where a common posting standard is provided, all such signs shall be attached to the standard. A conditional use permit from the County Zoning Committee shall be required for any common posting standard. The Committee may attach any conditions felt necessary to insure that the over-all size and design of the standard will be compatible with the residential character of the district.

4. Signs Permitted in the Agricultural and Forestry District and the Conservancy District:

- a. Signs permitted in the Single Family Residential District shall be allowed.
- b. Signs attached to commercial and industrial buildings advertising a business conducted or a service available on the premises shall be permitted. Such attached signs shall not cover more than 30% of the wall space fronting the adjacent highway, and roof signs and/or roof extensions shall not exceed ten (10) feet above the peak roof line. All roof signs shall be anchored to the frame of the building over which they are constructed.
- c. On-premise signs advertising a public or semi-public use shall be permitted. Such signs shall not exceed thirty-two (32) square feet in gross area per side. Sign shall be at business or site advertised location. Such sign may be placed at the right-of-way of the highway.
- d. Off-premise signs shall be located no closer than 300 feet from the business or site advertised. One sign may be allowed from any direction to the business or site advertised. Additional signs may be permitted by conditional use. Such off-premise sign shall not exceed 150 square feet in gross area.

- e. All other off-premise signs and billboards (other than noted above) shall be prohibited.

5. Signs Permitted in the General Commercial and Industrial Districts:

All signs are permitted in the General Commercial and Industrial Districts subject to the following restrictions:

- a. Wall signs placed flat against the exterior walls of a building shall not extend beyond the corners of the building, shall not exceed 100 square feet in area for any one premise and shall not extend above the roof line of the building.
- b. Projecting signs fastened to, suspended from, or supported by structures shall not exceed 32 square feet in area for any one premise, shall not extend above the roof line of any building, shall not extend into any public right-of-way, shall be at least ten feet from all side lot lines, shall not exceed a height of 20 feet above the mean centerline street grade, and shall be not less than 10 feet above the sidewalk nor less than 15 feet above a driveway or alley.
- c. Ground signs shall not exceed 40 square feet on one side or 80 square feet on all sides for any one premise and shall not exceed 20 feet in height above the mean centerline grade.
- d. Window signs shall be placed only on the inside of commercial and industrial buildings and shall not exceed 25 percent of the glass area upon which the sign is displayed.
- e. No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, or standpipe, no signs shall obstruct any window to such an extent that any light or ventilation is reduced to a point below that required by any law or ordinance. Signs shall be so located as to maintain all required clearances from overhead power and service lines.

6. Nonconformance.

Signs lawfully existing before the date of enactment of this Ordinance may be continued although the use, size or location does not conform with the provisions of the Ordinance.

SECTION IV: ADMINISTRATION

A. RICHLAND COUNTY PLANNING AND ZONING COMMITTEE

The administration and enforcement of the provision of the Ordinance shall be the responsibility of the Richland County Planning and Zoning Committee or its authorized representatives.

1. Duties:

In administering and enforcing this Ordinance, the County Planning and Zoning Committee shall:

- a. Provide necessary forms and applications for use permits.
- b. Issue zoning and sign permits where the provisions of the Ordinance have been complied with.
- c. Issue conditional use permits and Certificates of Compliance.
- d. Upon adoption of this Ordinance and, when necessary upon the passage of amendments, identify and record information relative to nonconforming uses and structures.
- e. Maintain files of applications, permits and other relevant information.

2. Powers:

The Richland County Zoning Committee shall have powers and authority including but not limited to the following:

- a. At any reasonable time, and for any proper purpose, to enter upon any public or private premises and make inspection hereof.
- b. Upon reasonable cause or question as to proper compliance, to revoke any land use permit and issue cease and desist orders requiring the cessation of any building, moving, alteration or use which is in violation of the provisions of the Ordinance.

B: ZONING PERMITS

1. No structure shall be built, moved, or structurally altered so as to change its use or increase its floor area, and no land use shall be substantially altered until a zoning permit has been issued by the Richland County Zoning Committee or its authorized representative. No permit shall be issued for a structure or a use not in conformity with the requirements of this Ordinance. Any structure started before this Ordinance was adopted shall be completed within one year after approval by the town board. A zoning permit shall be required for all structures not completed by this time.

2. Application for Zoning Permit

An application for a zoning permit shall be made to the Richland County Zoning Committee or its authorized representative upon forms furnished and shall include, for the purpose of proper enforcement of these regulations, the following data:

- a. Name and address of property owner.
- b. Description and location of the property and type of proposed use.
- c. A sketch of the dimensions of the lot showing the location, size, and shape of the lot(s) involved, and any proposed structures, including the relation to abutting streets and any abutting lakes or streams, and the existing and proposed use of each structure and lot, and the number of families to be accommodated.
- d. Proof that an access or driveway permit has been obtained for the driveway which will serve the proposed structure, if required by the highway authority having jurisdiction over the highway which will serve the proposed structure.
- e. Proof that the applicant is the record owner of a permanent easement of ingress and egress for the driveway which will serve the intended structure, in those instances in which the driveway which will serve the intended structure will pass over the land owned by the applicant.

C. CONDITIONAL USE PERMITS

1. Approval Required

Any use listed as a conditional use in this Ordinance shall be permitted only upon application to the Richland County Zoning Committee or its authorized representative and issuance of a Conditional Use Permit by the Committee. However, in the case of the proposed alteration of an existing building listed as a conditional use where there are not additional rental unit involved, it shall only be necessary to obtain a regular zoning permit. A Conditional Use Zoning Permit shall be required for any new non-conforming structure to be constructed or moved on to the site of an existing conditional use.

2. Application for Conditional Use Permit

A request for a conditional use grant shall be submitted in writing to the County Zoning Committee. The application shall be accompanied by the appropriate data and any information necessary to properly evaluate the request.

3. Public Hearing

Before passing upon an application for a Conditional Use Permit the Richland

County Zoning Committee shall hold a public hearing. Notice of such public hearing shall be given in the manner specified in Section VIII of this Ordinance. If the site under consideration is located in the Shoreland and Floodplain Protection District, notice of the public hearing shall be sent to the main and regional office of the Division of Environmental Protection. The Committee shall report its decision in writing and shall include an accurate description of the use permitted, a description of the property on which it is permitted and any or all conditions made applicable thereto. The grounds for refusing a Conditional Use Permit shall be stated in writing.

4. Basis of Approval

In passing upon a Conditional Use Permit the Richland County Zoning Committee shall evaluate the effect of the proposed use upon:

- a. The maintenance of safe and healthful conditions.
- b. The prevention and control of water pollution including sedimentations.
- c. Existing topographic, drainage features, and vegetative cover on the site.
- d. The location of the site with respect to floodplains and floodways of rivers or streams.
- e. The erosion potential of the site based upon degree and direction of slope, soil type, and vegetative cover.
- f. The location of the site with respect to existing or future access roads.
- g. The compatibility of the use with other uses on adjacent land.
- h. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.
- i. Location factors under which:
 - Domestic uses shall be generally preferred.
 - Uses not inherently a source of pollution with an area shall be preferred over uses that are or may be a pollution source;
 - Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase the possibility.

In addition, where required, the Committee may require as a condition that a permit be first obtained from the Division of Environmental Protection.

5. Conditions attached to Conditional Use Permit

Upon consideration of the factors listed above, the Richland County Zoning Committee may attach such conditions, in addition to those required elsewhere in this Ordinance, that it deems necessary in furthering the purpose of this Ordinance. Such conditions may include specifications for, without limitation because of specific enumeration: type of shore, cover; increased setbacks and yards; specified sewage disposal and water supply facilities; docks; parking and signs; type of construction, or any other requirements necessary to fulfill the purpose and intent of this Ordinance.

In order to secure information upon which to base its determination, the Zoning Committee may require the applicant to furnish, in addition to the customary information require for a zoning permit, the following information. Failure on the part of the applicant to do so may result in denial of the permit.

- a. A plan of the area showing contours, soil types, high water mark, ground water conditions, bedrock, slope and vegetative cover.
- b. Location of buildings, parking areas, traffic access, driveways, walkways, piers, open spaces, and landscaping.
- c. Plans of buildings, sewage disposal facilities, water supply systems, and arrangements of operation.
- d. Specifications for areas of proposed filling and grading.
- e. Other pertinent information necessary to determine if the proposed use meets the requirements of this Ordinance.

6. Mapping and Recording

When a conditional use is approved, an appropriate record shall be made of the land use and building permits and such grant shall be applicable solely to the structures, use and property so described.

7. Termination

Where a permitted conditional use does not continue in conformity with the conditions of the original approval, the conditional grant shall be terminated by action of the County Zoning Committee.

8. General Considerations:

The determination of the Richland County Zoning Committee on each Conditional

Use Permit shall be based on the effects of the proposed project with regard to the objectives and purposes of this Ordinance. The Committee may attach such conditions as it deems necessary for furthering the purposes of this section of the Ordinance. Such conditions may include specifications for, without limitation because of specific enumeration: modification of sewage disposal and water supply facilities, modification of other waste disposal methods and facilities, landscaping, periods of operation, operational controls, sureties, deed restrictions, and other considerations cited in Item 4 above.

D. CERTIFICATION OF COMPLIANCE

1. No land shall be occupied or used and no buildings hereafter erected, altered, or moved shall be occupied until a certificate of compliance is issued by the County Zoning Committee.
 - a. The Certificate of Compliance shall show that the building or premises or part thereof and the proposed use thereof conform to the provisions of this Ordinance.
 - b. Application for such certificate shall be concurrent with the applications for a zoning permit.
 - c. The Certificate of Compliance shall be issued within ten (10) days after the completion of the work specified in the zoning permit if the building or premises or proposed use thereof conforms with all the provisions of this Ordinance and any other applicable regulations.
2. The County Zoning Committee may issue a temporary Certificate of Compliance for part of a building, pursuant to rules and regulations established therefore by the County Board of Supervisors.
3. Upon written request from the owner, the County Zoning Committee shall issue a certificate of compliance for any building or premises existing at the time of the adoption of this Ordinance, certifying, after inspection, the extent and type of use made of the building or premises and whether or not such use conforms to the provisions of this Ordinance.

E. FEES

No permit is required for maintenance, including reroofing, residing, window replacement, painting, new furnace, plumbing update, electrical update and wallpapering.

The following fees shall be paid to the Zoning Administrator at the time the application is filed:

1. Land use permits for new residential structures 10 cents for each square foot

in the floor containing the
largest square footage or living
spaces, or ½ the total living
space if 3 floors or more with
minimum fee of \$175.00

- 2. Land use permit for garage attached to residence..... \$ 50.00
- 3. Land use permits for an addition over \$2,000 and less than 50% of original floor space..... \$ 50.00
- 4. Land use permits for residential addition which is 50% or more size increase over original floor space..... \$.10 per square foot
- 5. Land use permit for residential shed or garage..... \$ 50.00
- 6. Land use permits for new agriculture structures of less than 1,000 square feet \$ 50.00
- 6. Land use permit for new agriculture structure of 1,000 square feet or more..... \$100.00
- 8. Land use permits for new commercial or industrial structures..... \$200.00
- 9. No permit is required for a new structure of 120 square feet which has not foundation.
- 10. Late land use permits sought after construction has commenced \$500.00
- 11. County address signs.....\$ 50.00
- 12. An additional fee for a County address sign if an additional site visit by the Zoning Administrator is necessary in addition to the site visit made as part of the soil test \$ 30.00
- 13. Permits for any signs which is not an address sign.....\$ 40.00 minimum plus \$1.00 per square foot of display
- 14. Application to rezone a single parcel or 4 or less non-contiguous parcels, with a separate fee for the single parcel or for each non-contiguous parcel of \$250.00

- 15 Conditional use permit \$250.00
- 16. Application for variance or special exception permit from Board of Adjustments..... \$250.00
- 17. Application to transfer or renew sanitary permit \$ 40.00
- 18. Application for Special Use Permit \$250.00

The Zoning Committee shall determine the price to be charged to the public for copies of any zoning ordinance pamphlet.

F. EXPIRATIONS

Zoning permits and Conditional Use Permits for construction, alteration, or removal of structures shall expire six months from their date of issuance if no building activity has begun within such time. If building activity had been commenced, such structure shall be completed within 12 months from the date of issuance of the permit. An extension may be applied for if it is impossible to complete the building within the given time. Permits for land use changes shall expire eighteen months from their date of issuance where no action has been taken to accomplish such changes. Any building activity or change of land use after the expiration date shall be considered a violation of this Ordinance.

G. VIOLATIONS

Any building or structure hereinafter erected, moved or structurally altered or any use hereinafter established in violation of the provisions of this Ordinance by any person, firm, association, corporation (including building contractors) or his or their agent shall be deemed an unlawful structure or use. The Zoning Administrator and his or her designee may issue citations in accordance with Citation Ordinance No. 79-9, as amended, for violations of this Ordinance. The County Zoning Committee or its authorized agent may sign a complaint and report the violation to the district attorney. It shall be the duty of the district attorney or corporation counsel to expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the County a penalty of not less than \$50 together with taxable costs in such action, and every day of violation shall constitute a separate offense. In addition, compliance with this ordinance may also be enforced by injunctive order at the suit of Richland County or the owner or owners of real estate within the district affected by such regulation.

SECTION V. NONCONFORMING USES AND STRUCTURES

Provisions of this Ordinance shall not be construed to prevent the customary and necessary maintenance or repairs of buildings, utilities, and property.

A. EXISTING NONCONFORMING USES

The lawful nonconforming use of a structure, land, or water existing at the time of the adoption or amendment of this Ordinance may be continued although the use does not conform with the provisions of this Ordinance. However:

1. Only that portion of the land or water in actual use may be so continued and the structure may not be extended, enlarged, reconstructed, substituted, moved or structurally altered except when required to do so by law or order or so to comply with the provisions of this Ordinance.
2. Total lifetime Structural Repairs or alterations shall not exceed fifty (50) percent of the equalized assessed valuation of the structure at the time of its becoming a nonconforming use unless it is permanently changed to conform to the use provisions of this Ordinance.
3. Substitution of new equipment may be permitted by the Board of Adjustment if such equipment will reduce the incompatibility of the nonconforming use with the neighboring uses.

B. ABOLISHMENT OR REPLACEMENT

If such nonconforming use is discontinued or terminated for a period of twelve (12) months, any future use of the structure, land or water shall conform to the provisions of this Ordinance. When a nonconforming use or structure is damaged by fire, explosion, flood, the public enemy, or other calamity, to the extent of more than fifty (50) percent of its current equalized assessed valuation, it shall not be restored except so as to comply with the provisions of this Ordinance.

1. A current file of all nonconforming uses shall be maintained by the Richland County Zoning Committee listing the following; owner's name and address, use of the structure, land, or water; and equalized assessed valuation at the time of its becoming a nonconforming use.

C. EXISTING NONCONFORMING STRUCTURES

The lawful nonconforming structure existing at the time of the adoption or amendment of this Ordinance may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking and loading, and access provisions of this Ordinance however, total lifetime structural repairs, alterations, or additions shall not exceed fifty (50) percent of the equalized assessed valuation of the structure at the time of its becoming a nonconforming structure unless it, or the lot it is located on, is permanently changed to conform to the provisions of this Ordinance. All such additions shall meet the setback provisions of this Ordinance.

D. CHANGES AND SUBSTITUTIONS

Once a nonconforming use or structure had been changed to conform, it shall not revert back to a nonconforming use or structure. Once the Board of Adjustment had permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use, the substitute use shall lose its status as a legal nonconforming use and become subject to all the conditions required by the Board of Adjustment.

SECTION VI: BOARD OF ADJUSTMENT

A. COMPOSITION

There shall be a Board of Adjustment consisting of five (5) members to be appointed by the chairman of the county board with the approval of the county board for terms of three years. However, the terms of the first members so appointed shall be for 1, 2, and 3 years, with one member serving for one year, two members serving for two years, and two members serving for three years. Successors shall be appointed in like manner at the expirations of each term and their terms of office shall be three years in all cases, beginning July 1 in the year in which they are appointed and until their successors are appointed. The members of the Board of Adjustment shall all reside within the county and outside the limits of incorporated cities and villages, provided; however, that no two members shall reside in the same town. The Board of Adjustment shall choose its own chairman. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant in the same manner as the original appointment.

B. RULES

1. **Call for Meetings:** The Board of Adjustment shall meet at the call of the chairman, and at such other time as the Board of Adjustment may determine, at a fixed time and place.
2. **Open meetings:** All meetings of the Board of Adjustment shall be open to the public.
3. **Minutes:** The Board of Adjustment shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be public record.
4. **Performance of Duties:** The Board of Adjustment shall have power to call on any county departments for assistance in the performance of its duties and it shall be the duty of such other departments to render all such assistance as may be reasonably required.

5. **Effectuation:** The Board of Adjustment may adopt such rules as are necessary to carry into effect the regulations of the county board.
6. **Certiorari:** In the case of all appeals, the Board of Adjustment shall call upon the County Zoning Committee for all information pertinent to the decision appealed from.

C: APPEALS TO THE BOARD

1. **General Provisions:** Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of Richland County, affected by any decision of the Zoning Administrator. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board of Adjustment, by filing with the County Zoning Committee and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The County Zoning Committee shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.
2. **Stays:** An appeal shall stay all proceedings in furtherance of the action appealed from unless the County Zoning Committee shall certify to the Board of Adjustment after notice of appeal shall have been filed that by reason of facts stated in the certificate a stay would cause imminent peril to life or property. In such case, the proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the Board of Adjustment or by a court of record on application or notice to the County Zoning Committee.
3. **Hearing Appeals:** The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice hereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearings, any party may appear in person or by agent or by attorney.

D. POWERS AND DUTIES

1. **To Hear and Decide Appeals:** Where it is alleged that there is error in any order, requirement, decision, or determination made by the County Zoning Committee, the Board of Adjustment shall hear appeals and render decisions therefrom.
2. **Variance to Ordinance:** Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this Ordinance, the Board of Adjustment shall have the power, in passing upon appeals, to authorize such variance from the terms of this Ordinance as will not be contrary to the public interest and so that the purpose of the Ordinance shall be observed and substantial justice done, provided however that no such variance shall have the effect of allowing in any district, uses prohibited in that district.

3. **Special Exceptions:** The Board of Adjustment shall hear and decide special exceptions to the terms of the Ordinance upon which such board is required to pass under the terms of this Ordinance.

SECTION VII: AMENDMENTS

A. PROCEDURE

The County Board of Supervisors may amend this Ordinance in accordance with the procedures prescribed by Wisconsin Statutes Section 59.97 (5)e.

B. FEES

Any petition for amendment submitted by other than a governmental body shall be accompanied by a fee to be determined by the Richland County Board of Supervisors which will be used to defray the cost of advertising, investigation, and processing.

SECTION VIII: PUBLIC HEARINGS

Notice of any public hearing which the Board of Adjustment or County Zoning Committee is required to hold under the terms of this Ordinance shall specify the date, time, and place of hearing and the matter to be presented at the hearings. Such notice shall be given as per Wisconsin Statutes 59.99(6). In addition, when the hearing involves the granting of a conditional use, the town in which the affected land is located shall be notified.

Also, a copy of the notice shall be posted in the vicinity of the conditional use where practical, and notice of the public hearing shall be mailed to the owners of all lands within 300 feet of any part of the land included in such proposed change or conditional use at least 10 days before such public hearing. The failure of such notice to reach any property owner shall not invalidate any amending ordinance or grant of a conditional use.

SECTION IX: DEFINITIONS

Except where specifically defined herein all words used in this Ordinance shall carry their customary meanings. Words use in the present tense include the future, and the plural includes the singular; the word "shall" is intended to be mandatory.

1. **Adult Family Home:** A private residence in which care and maintenance above the level of room and board but not including nursing care are provided in the private residence by the care provider whose primary domicile is this residence for 3 or 4 adults, or more adults if all of the adults are siblings, each of whom has a developmental disability, as defined in section 51.05 (5), Wisconsin Statutes.
2. **Agricultural Structure:** Any structure which is devoted primarily to agricultural

use.

3. **Animal unit:** Means a unit of measure to determine the total number of single animal types or combination of animal types, as specified in the following Table, which are fed, confined, maintained or stabled in a large-volume animal feeding operation. One animal unit is equivalent to one head of beef or slaughter cattle weighing more than 1,000 pounds.

TABLE

Number of Animal Units Per Animal For Various
Types of Farm Animals

<u>Type of Farm Animal</u>	<u>Animal Units Per Animal</u>	<u>Number of Animals Needed to Equal 1,000 Animal Units</u>
DAIRY CATTLE:		
Milking and Dry Cows	1.4	700
Heifers (800 to 1200 lbs)	1.1	910
Heifers (400 to 800 lbs)	0.6	1670
Calves (under 400 lbs)	0.2	5000
BEEF CATTLE:		
Steers or Cows (1000 lbs to Mkt)	1.0	1000
Steers or Cows (600 to 1000 lbs)	0.8	1250
Calves (under 600 lbs)	0.5	2000
Bulls	1.4	700
SWINE:		
Pigs (55 lbs to Mkt)	0.4	2500
Pigs (up to 55 lbs)	0.1	10000
Sows	0.4	2500
Boars	0.5	2000
SHEEP:		
Per Animal	0.1	10000
HORSES:		
Per Animal	2.0	500
DUCKS:		
Per Bird (Wet Lot)	0.2	5000
Per Bird (Dry Lot)	0.01	100000

CHICKENS:

Layers	0.01	100000
Broilers	0.005	200000

TURKEYS:

Per Bird	0.018	55000
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4. **Bed and Breakfast Establishment:** Any place of lodging that provides 4 or fewer rooms for rent to tourists or transients, provides no meals other than breakfast, is the owner's personal residence and is occupied by the owner at the time of rental.
5. **Boarding house:** A building or premise where meals, and lodging and meals are offered for compensation for five but not more than 12 persons and where no more than five sleeping rooms are provided for such purpose. An establishment where meals are served for compensation for more than 12 persons shall be deemed a restaurant. An establishment with more than five sleeping rooms offered for compensation shall be deemed a hotel or motel.
6. **Boathouse:** Any structure used for protecting or storing of boats used for noncommercial purposes in conjunction with a residence.
7. **Building Area of a Lot:** That part of the lot bounded by the required building setback, side, and rear yard line.
8. **Buildings:** Any structure used, designed, or intended for the protection, shelter, or roofed enclosure of persons, animals, or property.
9. **Building Accessory:** Any building except the principal building or buildings on a lot. In the case of a house and detached garage on a lot, the accessory building is the garage.
10. **Camp Grounds and Camping Resorts:** Any privately or municipally owned parcel or tract of land accessible by automobile or other engine driven vehicle designed, maintained, intended or used for the purpose of supplying accommodations for overnight use by recreational vehicles, open to the public and designated as a developed camp area and set aside for free or paying camping purposes.
10. **Camper:** A sleeping unit such as a recreational vehicle or part thereof, which is used to house person(s) on a temporary basis and is not considered a structure and is not permanently hooked to a private septic system. Campers shall be between ten and thirty-six feet long, including the hitch and eight feet or less in width.
11. **Community-Based Residential Facility:** A place where 5 or more unrelated adults

reside in which care, treatment or services above the level of room and board but not including nursing care are provided to persons residing in the facility as a primary function of the facility and which is licensed as a community-based residential facility by the State of Wisconsin, as defined in sec. 50.01(1g), Wisconsin Statutes.

13. **County Planning and Zoning Committee:** The Richland County Planning and Zoning Committee as authorized by Section 59.97 of the Wisconsin Statutes. An authorized representative of the Planning and Zoning Committee (such hiring to be approved by the Personnel Committee and the County Board) for the purpose of carrying out the terms of this Ordinance.
14. **Dwelling:** A structure, which is used or intended to be used as a home, residence or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others.
15. **Dwelling, Multi-family:** A dwelling containing separate living units for two or more families and is a minimum of 24 feet in width. This definition includes manufactured homes but excludes mobile homes. The structure and the land that it is placed on must be owned in common.
16. **Dwelling, Single-family:** A residential structure which is designed to house a single family and is a minimum of 24 feet in width. This definition includes manufactured homes but excludes mobile homes. The structure and the land that it is placed on must be owned in common.
17. **Family:** A person or persons who live together in one dwelling unit as a single housekeeping unit.
18. **Family farm business:** Any lawful activity, except a farm, conducted primarily for any of the following:
 - a. The purchase, sale, lease or rental of personal or real property;
 - b. The manufacturing, processing or marketing of products, commodities or any other personal property.
 - c. The sale of services, except farm implement sales or repair shops, automotive sales or repair shops and major recreation equipment sales or repair shops.
 - d. No more than 2 persons who are not members of the resident farm family may be employed in the farm family business.
19. **Farm:** A parcel of 35 or more acres of contiguous land which is devoted primarily to agricultural use, meaning beekeeping, commercial feedlots, dairying, egg production, floriculture, fish or fur farming, forest and game management, grazing, livestock raising, orchards, plant greenhouses, and nurseries, poultry raising, raising of grain,

grass, mint and seed crops, raising of fruit, nuts and berries, sod farming, which may or may not participate in any state or federal agricultural programs.

20. **Floor Area:** The sum of the gross horizontal areas of the several floors of the building, measured from the outer lines of the exterior walls of the building; provided that the floor area of a dwelling shall not include space not useable for living quarters, such as attics, unfinished basement rooms, garages, breezeways, and unenclosed porches or terraces.
21. **Garage, Private:** A structure primarily intended for and used for the enclosed storage or shelter of the private motor vehicles of the families resident upon the premises. Carports are considered garages.
22. **Garage, Public or Commercial:** Any garage other than a private garage.
23. **Grade, Established:** The elevation of the finished street at the centerline or curb as fixed by such authority as shall be designated by law to determine such an elevation.
24. **Greenhouse:** Structure for production and/or sale of plants.
25. **Group home-community based residential facility:** A place where 5 or more unrelated adults reside in which care, treatment or services above the level of room and board but not including nursing care is provided to persons residing in the facility as a primary function of the facility.
26. **Historical Site:** A building (1) listed on or nominated by the State Historical Society for listing on the National Register for Historical Places in Wisconsin; or (2) included in a district which is listed on the National Register for Historic Places in Wisconsin, and which has been determined by the State Historical Society to contribute to the historic significance of the district; or (3) listed on a certified municipal register of historic property; or (4) included in a district which is listed on a certified municipal register of historic property and which has been determined by the municipality to contribute to the historic significance of the district.
27. **Household Occupations:** A gainful occupation conducted by a member of the family within his or her place or residence, where the space used is incidental to residential use, where the floor area does not exceed twenty (20) percent of the total floor area, and where no article is sold or offered for sale except such as is produced by such home occupation. A household occupation includes such things as baby sitting, millinery, dressmaking, canning, laundering and crafts, but does not include the display of any goods nor such occupations as barbering, beauty shops, dance schools, real estate brokerage, or photographic studios.
28. **Institutional recreational camp:** An area containing one or more permanent buildings used periodically for the accommodation of members of associations or groups for recreational purposes.

29. **Junk or Salvage Yard:** An area consisting of buildings, structures or premises where junk, waste, discarded or salvage materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking yards, house wrecking and structural steel materials and equipment yards, but not including the purchase or storage of used furniture and household equipment or used cars in operable condition.

30. **kennel:** Premises where dogs, cats or other household pets are maintained, boarded, bred or cared for remuneration or kept for the purpose of sale.

31. **Large-volume animal breeding or feeding operation:** means a feedlot or facility, other than a pasture, which became operational, or which came to be such a facility, after April 16, 1997, and where 1,000 or more animal units will be fed, confined, maintained or stabled for a total of 45 consecutive days or more in any 12-month period. Two or more animal feeding operations under common ownership are deemed to be a single animal feeding operation if they are adjacent to each other or if they utilize a common area or system for the disposal of wastes.

32. **Lot:** For the purpose of this Ordinance a lot shall be defined as a parcel of land on which a principal building and its accessory buildings are placed, together with the required open spaces; provided that no such parcel shall be bisected by a public street, and shall not include any portion of a public right-of-way.

33. **Major recreational equipment:** Large items normally used for recreational purposes, including but not limited to travel trailers, motor homes, all-terrain vehicles, snowmobiles, boats and motors, buses and vans converted for sleeping purposes.

34. **Manufactured dwelling:** Any structure or component thereof which is intended for use as a dwelling and:

a. Is of closed construction and fabricated or assembled on site or off site in manufacturing facilities for installation, connection or assembly and installation at the building site; or

b. Is a building of open construction which is made or assembled in manufacturing facilities away from the building site for installation, connection, or assembly and installation on the building site and for which certification is sought by the manufacturer.

The term manufactured dwelling does not include a building of open construction which is not subject to paragraph b. All manufactured dwellings shall meet the requirements of Chapters Comm. 20-25, Wisconsin Administrative Code.

35. Manufactured home: A structure transportable in one or more sections, which in the traveling mode, is 8 feet or more in width or 40 body feet or more in length, and when erected on site is 600 square feet or more of floor space in the General Agriculture and Forestry district or 960 square feet or more of floor space in the Agriculture and Residential, Single Family Residential (R-1), Single Family Residential (R-2) and General Commercial Districts and which is built on a permanent chassis and designed to be used as a dwelling with a foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein. This term includes all structures which meet the above requirements, and which the manufacturer voluntarily files a certification pursuant to Title 24 Code of Federal Regulations Part 3282.13 and complies with the standards set forth in Title 24 Code of Federal Regulations Part 3280. This term is meant to include double-wide mobile homes that meet the above requirements and were manufactured after June 15, 1976. No manufactured home which is less than 24 feet wide shall be used for any purpose other than human habitation. A manufactured home which is less than 24 feet wide shall not be used for a purpose which is merely incidental to residential use.

36. Migrant labor camp: The site and all structures maintained as living quarters by, for or under the control and supervision of any person for: 1. A migrant worker, or 2. Any other person who is not related by blood or marriage to his or her employer and who occasionally or habitually leaves an established place of residence to travel to another locality to accept seasonal employment in the planting, cultivating, raising, harvesting, handling, drying, packing, packaging, processing, freezing, grading or storing of any agricultural or horticultural commodity in its unmanufactured state.

37. Mobile Home: A vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway and equipped and used or intended to be used primarily for human habitation; with walls of rigid uncollapsible construction; and which has an overall length in excess of 45 feet. No mobile home shall be used for any purpose other than human habitation. A mobile home shall not be used for a purpose which is merely incidental to residential use.

38. Mobile Home Park: Any plot or plots of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for more than two mobile homes on a year-round basis and shall include all buildings used or intended for use as a part of the equipment thereof, whether or not a charge is made for the use of the mobile home park and its facilities.

39. Nonconforming Uses or Structures: Any structure, land, or water lawfully used, occupied, or erected at the time of the effective date of this Ordinance or amendments thereto which does not conform to the regulations of this Ordinance or amendments

thereto. Any such structure conforming in respect to use but not in respect to frontage, width, height, area, yard, parking, loading or distance requirements, shall be considered a nonconforming structure and not a nonconforming use.

40. **Non-metallic mining:** The removal of rock, gravel, decomposed granite, sand, topsoil or other natural material from the earth by excavating, stripping, leveling or any other process whereby these materials are substantially removed from the site.
41. **Normal High Water Mark:** A line of reference commonly identified as being where the land is coterminous to the normal high water elevation. For the purposes of this Ordinance, the normal high water mark is defined as the line where the natural vegetation changes from predominantly aquatic to predominately terrestrial.
42. **Professional Home Offices:** Residences of doctors of medicine, dentists, veterinarians, clergymen, architects, landscape architects, professional engineers, registered land surveyors, lawyers, artists, teachers, authors, and musicians used to conduct their professions.
43. **Recreation Camp:** An area containing one or more permanent buildings used periodically for the accommodation of members of associations or groups for recreational purposes.
44. **Resort:** A recreational development consisting of at least 5 rental units providing lodging, with or without meals, for transient guests, providing that no unit shall have an individual on-site soil sewage disposal system unless it meets the minimum lot size specifications stated in Section II.G.7, of this Ordinance. A resort does not include a tavern or a gift shop.
45. **Roadside Stand:** A farm building used or intended to be used solely by the owner or tenant of the farm on which such building is located for the sale of farm products raised on said farm.
46. **Setbacks from a Highway:** The minimum horizontal distance from the center line of a highway or its right-of-way (line) to the nearest part of a structure, measured at right angles to the center line or right-of-way line.
47. **Shed:** A structure used for shelter or storage. A shed shall not be used as a dwelling.
48. **Sign:** A sign is any structure or natural object or part thereof or device attached thereto or printed or represented thereon which is intended to attract attention to any object, product, place, activity, person, institution, organization, or business, or which shall display or include any letter word, model, banner, flag, pennant, insignia, device, or representation used as or which is in the nature of an announcement,

direction, or advertisement.

49. **Single Family Dwelling:** A residential structure which is designed to house a single family and which is a minimum of 24 feet in width, has a roof with a minimum slope of 3 to 12 pitch, placed on a basement and has a minimum of an 8 inch eave attached to at least 50% of the perimeter of the structure. This definition includes manufactured homes but excludes mobile homes. This structure and the land that it is placed on must be owned in common.
50. **Story:** The part of a building included between the surface of a floor and the surface of the floor next above it, or, if there is no floor above it, then the space between the floor and the ceiling next above it.
51. **Structural Alterations:** Any change in the supporting members of a building such as bearings, wall columns, beams or girders or any substantial changes in the roof and exterior wall in excess of \$2,000.00 in value.
52. **Structure:** Anything constructed or erected, the use of which requires a more or less permanent location on or in the ground.
53. **Structure, Existing:** A structure which has been completed, or for which a Zoning Permit has been obtained or on which construction has actually begun.
54. **Structure, Permanent:** A structure placed on or in the ground or attached to another structure in a fixed position, and intended to remain in place for a period of more than 9 months.
55. **Structure, Principal:** The building or structure containing the primary use of a property.
56. **Sustained Yield Forestry:** Management of forested lands to provide annual or periodic crops of forest products.
57. **Tourist Home:** A building in which lodging, with or without meals is offered to transient guests for compensation, provided there are no more than five sleeping rooms for such purpose and no cooking facilities are provided in the individual rooms or apartments.
58. **Trailer:** A vehicular, portable structure built on a chassis which can be transported by any motor vehicle and is designated to be used as a temporary dwelling for travel, recreation, and vacation use, which does not fall within the definition of a mobile home.

59. **Trailer Camp:** Any privately or publicly owned parcel or tract of land accessible by automobile or other engine-driven vehicle designed, maintained, intended, or used for the purpose of supplying accommodations for use by recreational vehicles on a temporary basis, open to the public and designated as a trailer camp area.
60. **Use, Accessory:** A use customarily incidental to the principal use and on the same lot as the principal use. In buildings, customary family occupations and workshops not conducted for compensation shall be deemed accessory uses.
61. **Use, Conditional:** A "conditional use" is a use which, because of its unique characteristics and impact upon the environment, cannot be properly classified as a permitted use.
62. **Use, Principal:** The primary use of a property or structures.

SECTION X: PASSAGE AND PUBLICATION

The Zoning Administrator and the Corporation Counsel are directed to work together to combine all amendments to Richland County Comprehensive Zoning Ordinance No. 2 as amended to date (including Richland County Comprehensive Zoning Ordinance No. 3), and said combined Ordinance shall be known as Richland County Zoning Ordinance No. 4. Ordinance No. 4 shall be published in separate pamphlet form. Copies of Ordinance No.4 shall be available for purchase by the public at the sale price established by the Zoning Committee.

This Ordinance shall be in full force and effect upon its passage and publication.

Passed: May 20, 2003

Published: May 29, 2003

**/s/Ann M. Greenheck, Chairman
Richland County Board of Supervisors**

**Attest:
/s/ Victor V. Vlasak,
Richland County Clerk**

**ORDINANCE OFFERED BY THE
ZONING COMMITTEE**

For Against

/s/ Allen Clary	X
/s/ Gaylord Deets	X
/s/ Betty Havlik	X
/s/ Robert Feyen	X
/s/ Gerald Goplin	X