

SUMMARY OF PORTAGE COUNTY ZONING ORDINANCE
See Zoning Ordinance for Specifics

DISTRICT	PERMITTED USES	SPECIAL EXCEPTIONS (Requires public hearing/approval by Board of Adjustment)
Rural & Urban Fringe Residence (R1) Minimum lot size 2 acres	1. Any use permitted in the R2 Single Family Residence Zoning District 2. Ponds, excavations, and extractions less than 10,000 square feet	1. Any uses listed as a special exception in the Single Family Residence Zoning District 2. Ponds, excavations, and/or extractions incidental to uses in this district, exceeding 10,000 square feet 3. Temporary, movable roadside vegetable/produce stands for the sale of products grown on the same premises 4. Utilities, communication lines, towers and related structures 5. Single family home less than 20 feet wide 6. Accessory buildings greater than 2,800 square feet in floor area 7. Home occupations 8. Horses on 5 acres or more
Single Family Residence (R2) Minimum lot size 20,000 square feet	1. Single family dwellings not less than 20 feet wide and designed for occupancy of one family only 2. Municipal buildings with exceptions 3. Parks, playgrounds, swimming pools, and golf courses 4. Accessory buildings with size limitations (lots smaller than one acre – 2,000 square feet) (lots one acre or larger – 2,800 square feet) 5. Gardening, greenhouses private use only 6. Home occupations operated by resident only 7. Professional offices operated by resident only 8. Signs with restrictions 9. Egg laying chickens/ducks	1. Accessory building(s) exceeding maximum square footage (lots smaller than one acre – 2,000 square feet) (lots one acre or larger – 2,800 square feet) 2. Accessory building(s) exceeding the maximum side wall and roof heights 3. Bed and Breakfast establishments with restrictions 4. Schools, churches and cemeteries
One and Two Family Residence (R3) Minimum lot size 30,000 square feet	1. Any use permitted in the Single Family Residence District (R2) 2. Two family dwellings	1. Any use listed as a special exception in the Single Family Residence Zoning District (R2)
Multiple Family Residence (R4) Minimum lot size 20,000 to 28,000 square feet depending on number of families	1. Any use permitted in the Single Family Residence District 2. Multiple family dwellings 3. Lodging and boarding houses	1. All Single Family Zoning District special exception uses 2. Mobile home parks
Waterfront Residence (R5) Minimum lot size 1 acre	1. Any use permitted in the Single Family Residence District	1. Any use listed as a special exception in the Single Family Residence District (R2) 2. Single family home less than 20 feet wide
Recreational (REC) Minimum lot size 20,000 square feet	1. Any use permitted in the Single Family Residence District 2. Seasonal single family dwelling	1. Accessory building(s) exceeding maximum square footage 2. Accessory building(s) exceeding the maximum side wall height 3. Recreation camps 4. Schools, churches and cemeteries
Conservancy (CON) Minimum lot size 2 acres	1. Harvesting of wild crops, including collection of sap 2. Wildlife/nature centers, fish and forest management 3. Utility and communication lines, towers and related structures	1. Public recreational facilities 2. Nonresidential buildings/structures used in conjunction with raising of wildlife and fish, forestry, rehabilitation of natural resources 3. Boat landings

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Conservancy (CON) (continued)	<ol style="list-style-type: none"> 4. Public lands when owned by Federal, State, or County agencies 5. Noncommercial recreation trails 6. Maintenance, repair of existing drainage systems 7. Forestry management and silviculture (see conditions) 8. Ponds, excavations, and/or extractions (with conditions) 	<ol style="list-style-type: none"> 4. Grazing 5. Temporary sawmills for a period of less than 12 months in any one calendar year 6. Hydro-electric power stations, dams, and other structures for the use or control of flowing water
General Agricultural (A4) Minimum lot size 2 acres	<ol style="list-style-type: none"> 1. Single family housing – four lots within 5 year period 2. General agricultural uses 3. Vegetable warehouses 4. Greenhouses and plant nurseries 5. Roadside produce stands 6. Ponds, excavations and/or extractions (with conditions) 7. Forest management 8. Fish and game management 9. Temporary sawmills 10. Noncommercial stables and riding arenas 11. Home occupations and professional offices 12. Utilities and communication lines, towers and related structures 13. Municipal buildings 14. Parks and playgrounds 15. Signs with restrictions 16. Accessory buildings and uses 17. One semi-tractor/trailer or commercial vehicle/parcel 18. Second farm residence 19. Wind Electrical Generation Tower (WEGT) Private 	<ol style="list-style-type: none"> 1. Aircraft landing field, basin, and hanger 2. Contractor's storage yard 3. Kennels 4. Medical, correctional or charitable institutions 5. Migrant labor camps 6. Mobile home parks 7. Solid waste disposal sites 8. Shooting ranges archery, rifle, pistol, skeet, trap, sporting clay, etc 9. Slaughterhouses 10. Automobile wrecking yards, recycling yards, and salvage yards 11. Nonmetallic mining 12. Home occupations 13. Dairies 14. Fertilizer mixing plants 15. Sawmills 16. Asphalt and cement mixing plants 17. Dams, power plants and flowage areas 18. Bed and breakfast establishments 19. Two or more semi-tractors/trailers or commercial vehicle 20. Campgrounds 21. Schools, churches and cemeteries 22. Signs greater than six square feet 23. Zoological centers, zoos, housing of exotic animals 24. Wildlife and nature centers, associated buildings and uses 25. Private moto-cross tracks/trails 26. Commercial stables and riding arenas 27. Recreational and educational camps 28. Wind Electrical Generation Towers (WEGT) Commercial 29. Tourist Rooming House
Exclusive Agricultural (A1) Minimum lot size 35 acres	<ol style="list-style-type: none"> 1. Beekeeping 2. Cranberry production 3. Dairy farming 4. Floriculture 5. Feedlots 6. Poultry raising and egg production 	<ol style="list-style-type: none"> 1. Non-farm residences as result of farm consolidation 2. Housing for farm laborers not permitted in principal use area 3. Housing for seasonal or migratory farm workers 4. Livestock sales facilities 5. Veterinary services for farm animals 6. Commercial fish and fur farming

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Exclusive Agricultural (A1) (continued)	7. Livestock raising and pasture land 8. Orchards 9. Noncommercial stables 10. Plant nurseries 11. Raising of trees, fruits, nuts, and berries 12. Raising of grain, grasses, mint, and seed crops 13. Sod farming 14. Vegetable raising 15. Viticulture 16. Forest products and tree farms 17. Roadside stands not exceeding one per farm 18. Ponds, excavations, and/or other extractions (with conditions) 19. Temporary sawmills 20. Lands not actively farmed 21. Agriculturally related residences 22. Accessory buildings and uses 23. Signs with restrictions 24. Home occupations, professional offices 25. One semi-tractor/trailer or commercial vehicle 26. Game farms, fish farms, and associated uses 27. Single family residences on preexisting parcels less than 20 acres 28. Wind Electrical Generation Tower (WEGT) Private	7. Dairies 8. Commercial fertilizer and/or chemical mixing plants 9. Greenhouses 10. Land restoration 11. Sewage disposal plants 12. Aircraft landing fields, basins, and hangers for agricultural purposes and personal use 13. Utility and communication lines and towers including related structures 14. Home occupations 15. Two or more semi-tractor/trailers or commercial vehicles 16. One residence per 35 acres 17. Farm related buildings or uses on parcels less than 35 acres 18. Signs greater than six square feet 19. Wind Electrical Generation Tower (WEGT) Commercial
Primary Agricultural (A20) Minimum lot size 20 acres	1. Agriculturally related residences 2. Non-Agriculturally related residence (with provisions) 3. Preexisting residences 4. Beekeeping 5. Cranberry production 6. Dairy Farming 7. Floriculture 8. Fish and game management 9. Greenhouses and plant nurseries 10. Poultry raising and/or egg production 11. Livestock raising and pasture lands (including but not limited to beef, swine, sheep, goats, etc) 12. Orchards 13. Noncommercial stables, riding arenas, equestrian trails (small fields where horses are exercised) 14. Plant nurseries 15. Raising of tree fruits, nuts, and berries 16. Raising of grain, grasses, mint, and seed crops	1. Nonfarm residences as result of farm consolidations 2. Housing for farm laborers not permitted in principal use section 3. Housing for seasonal or migratory farm workers 4. Livestock sales facilities 5. Veterinary services for farm animals 6. Commercial fish and fur farming 7. Dairies 8. Feedlots 9. Commercial fertilizer and/or chemical mixing plants 10. Greenhouses 11. Land restoration 12. Sewage disposal plants 13. Landing fields for agricultural purposes and personal use 14. Utility and communication lines and towers 15. Home occupations 16. Two or more semi-tractors/trailers or commercial vehicles 17. Kennels 18. Slaughterhouses

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Primary Agricultural (A20) (continued)	17. Sod farming 18. Vegetable raising 19. Vegetable warehouses 20. Viticulture 21. Forest management, Christmas tree farms and sales 22. Roadside stands not exceeding one per farm 23. Ponds, excavations and/or extractions (with conditions) 24. Temporary sawmills 25. Accessory buildings and uses 26. Signs with restrictions 27. Home occupations and professional offices 28. One semi-tractor/trailer or commercial vehicle 29. Wind Electrical Generation Tower (WEGT) Private	19. Sawmills 20. Dams, power plants, and flowage areas 21. Signs greater than six square feet 22. Commercial stables and riding arenas 23. Wind Electrical Generation Tower (WEGT) Commercial
Agricultural Transition (A2) Minimum lot size 10 acres	1. Any uses allowed in the A4 General Agricultural Zoning District	1. Any uses listed as a special exception in the A4 General Agricultural Zoning District
Low Density Agricultural (A3) Minimum lot size 5 acres	1. Any uses allowed in the A4 General Agricultural Zoning District	1. Any uses listed as a special exception in the A4 General Agricultural Zoning District
Rural Limited (RL) Minimum lot size 10 acres (unless stated different by Town Comprehensive Plan)	1. Private noncommercial recreational uses and facilities (see conditions) 2. Public recreational uses and facilities (see conditions) 3. Forestry management and silviculture 4. Non-commercial stables, equestrian trails, and paddocks 5. Fruit, nuts, berries, and bough production and sales 6. Maple syrup production and sales 7. Orchards and vineyards 8. Private greenhouses and plant nurseries 9. Preexisting agricultural uses prior to adoption of this ordinance 10. Roadside stands not exceeding one per ownership 11. Single family dwellings not less than 20 feet wide and designed for occupancy of one family only 12. Fish and wildlife management 13. Accessory buildings and uses 14. Home occupations and professional offices within a residence 15. One sign to advertise products or services provided on the premises, consistent with specifications 16. One semi-tractor/trailer/commercial vehicle per parcel 17. Wind Electrical Generation Tower (WEGT) Private 18. Campers (see General Provisions and Exceptions) 19. Ponds, excavations and/or extractions (w/conditions)	1. New and/or expanded general agriculture (see inclusions/exclusions) 2. Boat landings 3. Sawmills 4. Commercial yardage and storage of forest products from multiple landowners for wholesale 5. Dry sail marina 6. Home occupations where such occupations may be conducted anywhere on the premises for retail uses and manufacturing, assembly, and artisan (see conditions) 7. Single width manufactured home and/or mobile homes less than 20 feet wide and less than 10 years of age, unless approved in writing by the Town Board 8. Retail sales of nursery stock/seed 9. Commercial game, fish, or fur operations 10. Commercial recreation 11. Commercial riding stables and riding arenas 12. Two or more semi-tractors/trailers or commercial vehicles per parcel 13. Wind Electrical Generation Tower (WEGT) Commercial 14. Utilities and communication lines and towers and related structures 15. Hydroelectric power stations, dams, and other structures for the use or control of flowing water

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<p>Neighborhood Commercial (C1) Minimum lot size 20,000 square feet</p>	<ol style="list-style-type: none"> 1. All uses listed in this Subsection shall have a maximum floor area of 3,000 square feet 2. Bakery, meat market, frozen food storage 3. Barber and beauty shop 4. Beer and liquor store 5. Branch banks, savings and loans, and credit unions 6. Drug stores 7. Flower, garden, and lawn shops and greenhouses 8. Hardware and general merchandise stores 9. Professional and business offices excluding veterinary offices, including sales, storage and fabrication, etc. 10. Restaurant, café, not including drive-in restaurants 11. Retail grocery and convenience goods, not dispersing petroleum products or car washes 12. Single family dwellings greater than 20 feet wide 13. Accessory buildings and uses 14. Signs with restrictions 15. Bait shops 16. Retail uses similar to above list 17. Sexual Oriented Businesses defined in Chapter 2.4 of Portage County Code of Ordinances 18. Ponds and/or excavations less than 10,000 square feet 	<ol style="list-style-type: none"> 1. Permitted uses greater than 3,000 square feet 2. Gas stations (no wrecking services, etc.) 3. Office uses not listed as a permitted use 4. Personal services not listed as a permitted use 5. Repair shops 6. Taverns 7. Veterinary offices 8. Bed and Breakfast establishments 9. Permitted uses greater than 3,000 square feet 10. Schools, churches and cemeteries 11. Ponds and/or excavations exceeding 10,000 square feet
<p>Marina (C2) Minimum lot size 20,000 square feet</p>	<ol style="list-style-type: none"> 1. Boat launching areas 2. Boat liveries, including boat storage, sales, motors, fuel, marine supplies and servicing of boats and motors, but not manufacturing of boats or motors 3. Food, gifts, notions or variety stores 4. Restaurant, drive-in services 5. Sale of bait and sporting goods and supplies 6. Taverns 7. Residences of owners/operators when attached to one of the above permitted uses 8. Accessory uses and buildings 9. Signs with restrictions 10. Sexual Oriented Businesses as defined in Chapter 2.4 of the Portage County Code of Ordinances 11. Ponds and/or excavations less than 10,000 square feet 	<p>NONE</p>

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<p>Commercial (C3) Minimum lot size 20,000 square feet (residential) No minimum for all other uses</p>	<ol style="list-style-type: none"> 1. All uses shall have a maximum floor area of 15,000 square feet 2. Residence of owners/operators when attached to one of the permitted uses listed below 3. All uses permitted in Marina District 4. Art shops, antique shops 5. Bakery employing not over five persons on premises 6. Bank, savings and loan, and financial institutions 7. Barber shops, beauty parlors 8. Book and stationery stores, newsstands, card and novelty shops 9. Bowling alleys 10. Bus depot 11. Business and professional offices 12. Clothing, department, and shoe stores, shoe repair shop 13. Clubs and lodges 14. Drug stores, soda fountains, soft drink stands 15. Florist shop, greenhouse 16. Food products, retail fruit and vegetable store, grocery store, meat and fish market, supermarket 17. Funeral homes 18. Furniture store, appliances, office equipment, upholstery 19. Hardware, household appliance, plumbing, heating, electrical supplies, and sporting goods 20. Hotel, motel 21. Jewelry store 22. Laundry, cleaning, and dyeing establishment 23. Music, radio and television store, record shop 24. Paint store, interior decorator 25. Parking lot 26. Photographer, photography supply shop 27. Printing and duplicating 28. Private vocational schools, conducted for profit 29. Public utility office or substation, telephone exchanges 30. Radio and television broadcasting studio, tower, mast or aerial, microwave radio relay structures 31. Restaurant, café, tavern 32. Signs, billboards, sign painting shops 	<ol style="list-style-type: none"> 1. Permitted uses greater than 15,000 square feet 2. Animal hospitals, pet shops, veterinary 3. Dance halls, skating rinks 4. Feed and seed stores 5. Go-kart and other similar race tracks 6. Lumber yards 7. Bed and breakfast establishments 8. Gas stations, garages, and vehicular towing services 9. Car washes, whether independently operated or part of a convenience store 10. Wind Electrical Generation Tower (WEGT) Commercial 11. Ponds and/or excavations exceeding 10,000 square feet

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Commercial (C3) (continued)	33. Theater except drive-in theaters 34. Other retail uses similar in character to above list 35. Manufacturing or storage in connection with any of the above uses 36. Mini-warehousing 37. Sports complexes 38. Sexual Oriented Businesses as defined in Chapter 2.4 of the Portage County Code of Ordinances 39. Wind Electrical Generation Tower (WEGT) Private 40. Ponds and/or excavations less than 10,000 square feet	
Highway Commercial (C4) Minimum lot size 20,000 square feet	1. Automobile, truck, agricultural implement and equipment, motorcycle, snowmobile and other vehicle showrooms, sales and repairs 2. Bowling alleys and dance halls 3. Bus and truck terminals 4. Contractor businesses and related storage yards 5. Drive-in theaters 6. General farming 7. Greenhouses, landscaping contractors 8. Hotels and motels 9. Lumber yards 10. Modular, manufactured, mobile homes, and recreational vehicle storage and sales 11. Public and municipal buildings, including repair, storage, maintenance of equipment 12. Restaurants, taverns, and drive-in restaurants 13. Shopping centers, malls 14. On-premise signs with restrictions 15. Single family residences attached to business 16. Utility substations, transmission lines, etc. 17. Warehousing/mini-warehousing 18. Accessory buildings and uses 19. Off-premises signs with restrictions 20. Sexual Oriented Business as defined in Chapter 2.4 of the Portage County Code of Ordinances 21. Wind Electrical Generation Tower (WEGT) Private 22. Ponds and/or excavations less than 10,000 square feet	1. Business services 2. General retail uses 3. Mobile home parks 4. On-premise signs with restrictions 5. Professional offices 6. Transient trailer parks and campgrounds 7. Race tracks 8. Off-premises signs with restrictions 9. Gas stations, garages, and vehicular towing services 10. Car washes, whether independently operated or part of a convenience store 11. Sports complexes 12. Machining and/or fabricating facilities 13. Wind Electrical Generation Tower (WEGT) Commercial 14. Asphalt and concrete recycling facilities 15. Ponds and/or excavations exceeding 10,000 square feet
Industrial (IND) Minimum lot size 20,000 to 28,000 square feet depending on number of families (residential, no minimum footage for all other uses)	1. All uses in the Industrial District shall be a special exception as listed in 7.1.5.1(C)(1)	1. All uses

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All Districts except A1 Exclusive Agricultural 7.1.6.1(A)(8)		<ol style="list-style-type: none"> 1. Cemeteries 2. Fire and police stations 3. Hospitals and clinics, excluding veterinary hospitals or clinics 4. Institutions, public or private, of an educational, philanthropic or charitable nature 5. Private clubs or lodges 6. Public utility buildings, structures, and lines 7. Railroad sidings and structures 8. Sewage disposal plants 9. Recreational trails

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