

**SUMMARY OF PORTAGE COUNTY ZONING ORDINANCE**  
**See Zoning Ordinance for Specifics**

<b>DISTRICT</b>	<b>PERMITTED USES</b>	<b>SPECIAL EXCEPTIONS</b> (Requires public hearing/approval by Board of Adjustment)
<b>Rural &amp; Urban Fringe Residence (R1)</b> Minimum lot size 2 acres	<ol style="list-style-type: none"> <li>Any use permitted in the R2 Single Family Residence Zoning District</li> <li>Ponds, excavations, and extractions less than 10,000 square feet</li> </ol>	<ol style="list-style-type: none"> <li>Any uses listed as a special exception in the Single Family Residence Zoning District</li> <li>Ponds, excavations, and/or extractions incidental to uses in this district, exceeding 10,000 square feet</li> <li>Temporary, movable roadside vegetable/produce stands for the sale of products grown on the same premises</li> <li>Utilities, communication lines, towers and related structures</li> <li>Single family home less than 20 feet wide</li> <li>Accessory buildings greater than 2,800 square feet in floor area</li> <li>Home occupations</li> <li>Horses on 5 acres or more</li> </ol>
<b>Single Family Residence (R2)</b> Minimum lot size 20,000 square feet	<ol style="list-style-type: none"> <li>Single family dwellings not less than 20 feet wide and designed for occupancy of one family only</li> <li>Municipal buildings with exceptions</li> <li>Parks, playgrounds, swimming pools, and golf courses</li> <li>Accessory buildings with size limitations (lots smaller than one acre – 2,000 square feet) (lots one acre or larger – 2,800 square feet)</li> <li>Gardening, greenhouses private use only</li> <li>Home occupations operated by resident only</li> <li>Professional offices operated by resident only</li> <li>Signs with restrictions</li> <li>Egg laying chickens/ducks</li> </ol>	<ol style="list-style-type: none"> <li>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)</li> <li>Accessory building(s) exceeding the maximum side wall and roof heights</li> <li>Bed and Breakfast establishments with restrictions</li> <li>Schools, churches and cemeteries</li> </ol>
<b>One and Two Family Residence (R3)</b> Minimum lot size 30,000 square feet	<ol style="list-style-type: none"> <li>Any use permitted in the Single Family Residence District (R2)</li> <li>Two family dwellings</li> </ol>	<ol style="list-style-type: none"> <li>Any use listed as a special exception in the Single Family Residence Zoning District (R2)</li> </ol>
<b>Multiple Family Residence (R4)</b> Minimum lot size 20,000 to 28,000 square feet depending on number of families	<ol style="list-style-type: none"> <li>Any use permitted in the Single Family Residence District</li> <li>Multiple family dwellings</li> <li>Lodging and boarding houses</li> </ol>	<ol style="list-style-type: none"> <li>All Single Family Zoning District special exception uses</li> <li>Mobile home parks</li> </ol>
<b>Waterfront Residence (R5)</b> Minimum lot size 1 acre	<ol style="list-style-type: none"> <li>Any use permitted in the Single Family Residence District</li> </ol>	<ol style="list-style-type: none"> <li>Any use listed as a special exception in the Single Family Residence District (R2)</li> <li>Single family home less than 20 feet wide</li> </ol>
<b>Recreational (REC)</b> Minimum lot size 20,000 square feet	<ol style="list-style-type: none"> <li>Any use permitted in the Single Family Residence District</li> <li>Seasonal single family dwelling</li> </ol>	<ol style="list-style-type: none"> <li>Accessory building(s) exceeding maximum square footage</li> <li>Accessory building(s) exceeding the maximum side wall height</li> <li>Recreation camps</li> <li>Schools, churches and cemeteries</li> </ol>
<b>Conservancy (CON)</b> Minimum lot size 2 acres	<ol style="list-style-type: none"> <li>Harvesting of wild crops, including collection of sap</li> <li>Wildlife/nature centers, fish and forest management</li> <li>Utility and communication lines, towers and related structures</li> </ol>	<ol style="list-style-type: none"> <li>Public recreational facilities</li> <li>Nonresidential buildings/structures used in conjunction with raising of wildlife and fish, forestry, rehabilitation of natural resources</li> <li>Boat landings</li> </ol>

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

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<b>Exclusive Agricultural (A1)</b> (continued)	<ul style="list-style-type: none"> <li>7. Livestock raising and pasture land</li> <li>8. Orchards</li> <li>9. Noncommercial stables</li> <li>10. Plant nurseries</li> <li>11. Raising of trees, fruits, nuts, and berries</li> <li>12. Raising of grain, grasses, mint, and seed crops</li> <li>13. Sod farming</li> <li>14. Vegetable raising</li> <li>15. Viticulture</li> <li>16. Forest products and tree farms</li> <li>17. Roadside stands not exceeding one per farm</li> <li>18. Ponds, excavations, and/or other extractions (with conditions)</li> <li>19. Temporary sawmills</li> <li>20. Lands not actively farmed</li> <li>21. Agriculturally related residences</li> <li>22. Accessory buildings and uses</li> <li>23. Signs with restrictions</li> <li>24. Home occupations, professional offices</li> <li>25. One semi-tractor/trailer or commercial vehicle</li> <li>26. Game farms, fish farms, and associated uses</li> <li>27. Single family residences on preexisting parcels less than 20 acres</li> <li>28. Wind Electrical Generation Tower (WEGT) Private</li> </ul>	<ul style="list-style-type: none"> <li>7. Dairies</li> <li>8. Commercial fertilizer and/or chemical mixing plants</li> <li>9. Greenhouses</li> <li>10. Land restoration</li> <li>11. Sewage disposal plants</li> <li>12. Aircraft landing fields, basins, and hangers for agricultural purposes and personal use</li> <li>13. Utility and communication lines and towers including related structures</li> <li>14. Home occupations</li> <li>15. Two or more semi-tractor/trailers or commercial vehicles</li> <li>16. One residence per 35 acres</li> <li>17. Farm related buildings or uses on parcels less than 35 acres</li> <li>18. Signs greater than six square feet</li> <li>19. Wind Electrical Generation Tower (WEGT) Commercial</li> </ul>
<b>Primary Agricultural (A20)</b> Minimum lot size 20 acres	<ul style="list-style-type: none"> <li>1. Agriculturally related residences</li> <li>2. Non-Agriculturally related residence (with provisions)</li> <li>3. Preexisting residences</li> <li>4. Beekeeping</li> <li>5. Cranberry production</li> <li>6. Dairy Farming</li> <li>7. Floriculture</li> <li>8. Fish and game management</li> <li>9. Greenhouses and plant nurseries</li> <li>10. Poultry raising and/or egg production</li> <li>11. Livestock raising and pasture lands ( including but not limited to beef, swine, sheep, goats, etc)</li> <li>12. Orchards</li> <li>13. Noncommercial stables, riding arenas, equestrian trails (small fields where horses are exercised)</li> <li>14. Plant nurseries</li> <li>15. Raising of tree fruits, nuts, and berries</li> <li>16. Raising of grain, grasses, mint, and seed crops</li> </ul>	<ul style="list-style-type: none"> <li>1. Nonfarm residences as result of farm consolidations</li> <li>2. Housing for farm laborers not permitted in principal use section</li> <li>3. Housing for seasonal or migratory farm workers</li> <li>4. Livestock sales facilities</li> <li>5. Veterinary services for farm animals</li> <li>6. Commercial fish and fur farming</li> <li>7. Dairies</li> <li>8. Feedlots</li> <li>9. Commercial fertilizer and/or chemical mixing plants</li> <li>10. Greenhouses</li> <li>11. Land restoration</li> <li>12. Sewage disposal plants</li> <li>13. Landing fields for agricultural purposes and personal use</li> <li>14. Utility and communication lines and towers</li> <li>15. Home occupations</li> <li>16. Two or more semi-tractors/trailers or commercial vehicles</li> <li>17. Kennels</li> <li>18. Slaughterhouses</li> </ul>

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<b>Primary Agricultural (A20)</b> (continued)	<ul style="list-style-type: none"> <li>17. Sod farming</li> <li>18. Vegetable raising</li> <li>19. Vegetable warehouses</li> <li>20. Viticulture</li> <li>21. Forest management, Christmas tree farms and sales</li> <li>22. Roadside stands not exceeding one per farm</li> <li>23. Ponds, excavations and/or extractions (with conditions)</li> <li>24. Temporary sawmills</li> <li>25. Accessory buildings and uses</li> <li>26. Signs with restrictions</li> <li>27. Home occupations and professional offices</li> <li>28. One semi-tractor/trailer or commercial vehicle</li> <li>29. Wind Electrical Generation Tower (WEGT) Private</li> </ul>	<ul style="list-style-type: none"> <li>19. Sawmills</li> <li>20. Dams, power plants, and flowage areas</li> <li>21. Signs greater than six square feet</li> <li>22. Commercial stables and riding arenas</li> <li>23. Wind Electrical Generation Tower (WEGT) Commercial</li> </ul>
<b>Agricultural Transition (A2)</b> 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
<b>Low Density Agricultural (A3)</b> 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
<b>Rural Limited (RL)</b> Minimum lot size 10 acres (unless stated different by Town Comprehensive Plan)	<ul style="list-style-type: none"> <li>1. Private noncommercial recreational uses and facilities (see conditions)</li> <li>2. Public recreational uses and facilities (see conditions)</li> <li>3. Forestry management and silviculture</li> <li>4. Non-commercial stables, equestrian trails, and paddocks</li> <li>5. Fruit, nuts, berries, and bough production and sales</li> <li>6. Maple syrup production and sales</li> <li>7. Orchards and vineyards</li> <li>8. Private greenhouses and plant nurseries</li> <li>9. Preexisting agricultural uses prior to adoption of this ordinance</li> <li>10. Roadside stands not exceeding one per ownership</li> <li>11. Single family dwellings not less than 20 feet wide and designed for occupancy of one family only</li> <li>12. Fish and wildlife management</li> <li>13. Accessory buildings and uses</li> <li>14. Home occupations and professional offices within a residence</li> <li>15. One sign to advertise products or services provided on the premises, consistent with specifications</li> <li>16. One semi-tractor/trailer/commercial vehicle per parcel</li> <li>17. Wind Electrical Generation Tower (WEGT) Private</li> <li>18. Campers (see General Provisions and Exceptions)</li> <li>19. Ponds, excavations and/or extractions (w/conditions)</li> </ul>	<ul style="list-style-type: none"> <li>1. New and/or expanded general agriculture (see inclusions/exclusions)</li> <li>2. Boat landings</li> <li>3. Sawmills</li> <li>4. Commercial yardage and storage of forest products from multiple landowners for wholesale</li> <li>5. Dry sail marina</li> <li>6. Home occupations where such occupations may be conducted anywhere on the premises for retail uses and manufacturing, assembly, and artisan (see conditions)</li> <li>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</li> <li>8. Retail sales of nursery stock/seed</li> <li>9. Commercial game, fish, or fur operations</li> <li>10. Commercial recreation</li> <li>11. Commercial riding stables and riding arenas</li> <li>12. Two or more semi-tractors/trailers or commercial vehicles per parcel</li> <li>13. Wind Electrical Generation Tower (WEGT) Commercial</li> <li>14. Utilities and communication lines and towers and related structures</li> <li>15. Hydroelectric power stations, dams, and other structures for the use or control of flowing water</li> </ul>

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

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

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<b>Commercial (C3)</b> (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	
<b>Highway Commercial (C4)</b> 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
<b>Industrial (IND)</b> 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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<b>All Districts except A1 Exclusive Agricultural 7.1.6.1(A)(8)</b>		<ol style="list-style-type: none"> <li>1. Cemeteries</li> <li>2. Fire and police stations</li> <li>3. Hospitals and clinics, excluding veterinary hospitals or clinics</li> <li>4. Institutions, public or private, of an educational, philanthropic or charitable nature</li> <li>5. Private clubs or lodges</li> <li>6. Public utility buildings, structures, and lines</li> <li>7. Railroad sidings and structures</li> <li>8. Sewage disposal plants</li> <li>9. Recreational trails</li> </ol>

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