Vilas County
General Zoning Ordinance



As approved by the Vilas County Board of Supervisors

Amended Effective December 15, 2025

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ARTICLE I: STATUTORY AUTHORITY

1.1 STATUTORY AUTHORITY

This comprehensive revision of the Vilas County Zoning Ordinance is adopted pursuant to the authorization contained in Sections 59.69, 59.694, and Chapter 91 of the Wisconsin Statutes.
History: *Ordinance 2025-08, Amendment 85-283, Article I, Section 1.1, amended effective 12/15/2025*

ARTICLE II: GENERAL PROVISIONS

Introduction and Explanation: Article II contains the rules of legal interpretation established by the State Legislature and by the Courts. These provisions are placed in this Ordinance to assist readers in the interpretations of the requirements of the Ordinance.

2.1 COMPLIANCE

The use of all items listed below shall be in full compliance with the terms of this Zoning Ordinance, Shoreland Zoning Ordinance, Subdivision Control Ordinance, Private Sewage System Ordinance and all other applicable Vilas County Ordinances, including State and Federal Regulations.
History: *Amendment 85-267, Article II, Section 2.1 amended effective 6/1/2021*

(A) Any land or water, size, shape and placement of lots; and

(B) Use, size and location of structures on lots; and

(C) Installation and maintenance of water supply; and

(D) Private on-site wastewater treatment systems; and
History: *Amendment 85-267, Article II, Section 2.1(D) created effective 6/1/2021*

(E) Filling, grading, lagooning, dredging of any land; and

(F) Cutting of shoreland vegetation; and

(G) Subdivision of lots and creation or amendment of a condominium.
History: *Ordinance 2025-08, Amendment 85-283, Article II, Section 2.1(G) created effective 12/15/2025*

2.2 INTERPRETATION

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

2.3 SEVERABILITY

If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

2.4 NON-IMPAIRMENT OF DEEDS

It is not intended by this Ordinance to repeal, abrogate or impair any existing deed restrictions, easements, covenants, or Ordinances other than zoning, except where this Ordinance imposes greater restrictions, the provisions of this Ordinance shall prevail.

2.5 BUILDINGS UNDER CONSTRUCTION

Nothing herein contained shall require any change in the plans, construction, and size or designated use of any building, structure, or part thereof for which a Zoning Permit under existing or previous requirements has been issued and that are under construction at the time that this Ordinance is adopted.

2.6 TOWN BOARD APPROVAL

Pursuant to Section 59.69(5)(c) of the Wisconsin Statutes, this Ordinance shall not be effective in any town until it has been approved by the Town Board.

2.7 DECLARATION

This Ordinance is declared to be for promoting the public health, safety and general welfare.

2.8 REPEAL OF PREVIOUS ORDINANCE

This Ordinance shall repeal and replace those portions of the previous Ordinance known as the Vilas County Land Zoning and Water Protection Ordinance No. 72, which were adopted pursuant to the authorization contained in sections 59.69 and 59.694 of the Wisconsin Statutes.

2.9 TITLE

This Ordinance shall be known as referred to, and cited as the Vilas County Zoning Ordinance No. 85 or the Vilas County General Zoning Ordinance.

History: *Ordinance 2025-08, Amendment 85-283, Article II, Section 2.9 amended effective 12/15/2025*

2.10 EFFECTIVE DATE OF THIS ORDINANCE

The effective date of this Ordinance shall be upon adoption and upon publication thereof.

ARTICLE III: INTERPRETATIONS

Introduction and Explanation: Article III contains descriptions of how to interpret district boundaries, area requirements, highway setbacks, and height requirements. The purpose of this article is to assist readers and the administrators of this Ordinance in making consistent interpretations of the requirements.

3.1 DETERMINATION OF DISTRICT BOUNDARIES

The boundaries of the districts established by this Ordinance for general zoning purposes are shown on maps entitled "Zoning Maps of Vilas County," which maps accompany and are made part of this Ordinance. The above maps are on file in the Vilas County Zoning Administrator's Office. Maps on file in the office of the County Zoning Administrator are the official version and shall control in any case where differences occur between it and other copies. All notations and references shown on the district map are as much a part of this Ordinance as through specifically described therein. The Zoning Administrator shall periodically update all maps to reflect adopted changes.

(A) When the district boundaries are either roads or streets, unless otherwise shown, and where the designation on the district map indicates districts are bounded by a road or street the centerline of such road or street will be the district boundary line.

(B) Except where otherwise indicated on a map, it is intended the district boundary line be measured at right angles to the nearest highway right-of-way line.

(C) For subdivided property, where not otherwise indicated and where lot lines approximately bound the designations on the Zoning Map, said lot lines shall be construed to be the boundary of the district. Where parallel or approximately parallel to street lines, such district boundary lines are assumed to be parallel with rear lines of the lots abutting such streets

History: Amendment 85-267, Article III, Section 3.1(C) amended effective 6/1/2021

(D) For un-subdivided property, where not otherwise indicated, district boundaries are property lines or section lines, or quarter-section lines, or quarter-quarter section lines. In unplatted areas of ten (10) acres or less, district boundary lines, where not otherwise indicated, are determined by use of a scale shown on the Zoning Map.

History: *Amendment 85-267, Article III, Section 3.1(D) amended effective 6/1/2021*

3.2 INTERPRETATIONS OF YARD REQUIREMENTS

Regulations contained through this Ordinance related to the size of yard and other open space are subject to the following interpretation and exceptions:

(A) No part of a yard or other open space provided about any building for purposes of complying with provisions of this Ordinance are to be included as a part of a yard or other open space required for another building.

History: *Amendment 85-267, Article III, Section 3.2(A) amended effective 6/1/2021*

(B) When a lot is less in area than required for the district in which it is located and was of record at the time of passage of this Ordinance, such a lot may be used as a building site

subject to the Private Sewage System Ordinance and the requirements of the district in which it is located.

History: *Amendment 85-267, Article III, Section 3.2(B) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article III, Section 3.2(B) amended effective 12/15/2025

(C) Every part of a required yard shall be open to the sky unobstructed, except for accessory buildings as permitted by this Ordinance.

(D) Lot Area:

(1) Accessory structures cannot occupy more than thirty (30) percent of the required lot area.

(2) Wetlands

(a) Lots or parcels 1.5 acres in size or greater shall have fifty (50) percent of the minimum lot area located outside of a wetland.

(b) Lots or parcels less than 1.5 acres in size shall have ninety (90) percent of the minimum lot area located outside of a wetland.

(c) The requirements in (a) and (b) above shall be based on the most precise Wisconsin Department of Natural Resources mapping or a wetland delineation by a qualified wetland delineator.

(d) The requirements in (a) and (b) above may be waived by the Zoning & Planning Committee.

(3) Floodplain

(a) Lots or parcels 1.5 acres in size or greater shall have fifty (50) percent of the minimum lot area located outside of the floodplain.

(b) Lots or parcels less than 1.5 acres in size shall have ninety (90) percent of the minimum lot area located outside of the floodplain.

(c) The requirements of (a) and (b) above shall be based on the area of the Special Flood Hazard Area inundated by the one hundred (100) year flood as shown on the latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

(d) The requirements of (a) and (b) above may be waived if proven to be above the one hundred (100) year flood elevation through a flood elevation study prepared by a licensed engineer and/or professional land surveyor.

History: *Amendment 85-267, Article III, Section 3.2(D), amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article III, Section 3.2(D)(2)&(3) created effective 12/15/2025

(E) Impervious Surface Requirements:

(1) Impervious surface areas cannot exceed fifty (50) percent of the parcel area without a stormwater control plan.

(a) Calculating Impervious Surfaces

(b) Impervious Surface Calculations do not include:

(i) Areas treated by an engineered stormwater detention system including but not limited to stormwater ponds, constructed wetlands, infiltration basins, rain gardens, bio-swales, or other engineered systems.

(ii) Internally drained pervious areas which retain the runoff on or off the parcel and allow infiltration into the soil.

(c) To qualify for impervious surface exemptions, property owners shall submit a complete permit application that is reviewed and approved by Vilas County. The application shall include the following:

(i) Calculations

(ii) Documentation that the runoff from the impervious surface is being treated by a proposed treatment system, treatment device or internally drained area.

(iii) An implementation schedule enforcing an obligation on the property owner to establish and maintain a treatment system, treatment devices, or an internally drained area.

(iv) A stormwater affidavit must be filed with the Vilas County Register of Deeds

(2) Impervious surfaces on riparian parcels shall be regulated by the Vilas County Shoreland Zoning Ordinance, Article IX, Section 9.6.

History: Amendment 85-267, Article III, Section 3.2(E) created effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article III, Section 3.2(E) amended effective 12/15/2025

(F) All setbacks from Federal, State and County highways shall be minimum setbacks measured from the center of the highway as outlined in the Vilas County Setback Ordinance No. 18. Setbacks from Town roads or highways shall be set by the Town exercising authority over the road. No road setback shall be less than the Right of Way setback set forth in Article IV of this Ordinance.

(1) Placement of public telephone, wireless internet, or electric service equipment such as poles, push poles, pole stubs, anchors, overhead and down guys and attachments, framing materials, cable, wire, conductor, overhead transformers, regulators, re-closures, capacitors, switch gear, lights and light fixtures, signs, tags, warning markers, barricades, pad-mount transformers, pedestals, junction boxes, pad-mount switch fust units, terminal boxes, pad-mounted terminal repeaters, meters and metering equipment, and structures housing switching panels and other similar equipment shall be exempt from highway setback requirements.

(2) A reduced road setback may be granted by the agency in control of the public road. This provision shall supersede the variance procedure set forth in Ordinance 18.

History: *Amendment 85-216, Article III, Section 3.2(E) amended effective 6/27/2007*
Amendment 85-267, Article III, Section 3.2(E) renumbered to 3.2(F), effective 6/1/2021
Ordinance 2025-08, Article III, Section 3.2(F) amended effective 12/15/2025

(G) The area within the established setback lines along Federal, State or County highways shall not be used for the storage of chattel.

Statutory Reference: *Wisconsin Statute §86.04*
History: *Ordinance 2025-08, Amendment 85-283, Article III, Section 3.2(G) amended effective 12/15/2025*

3.3 INTERPRETATIONS OF BUILDING HEIGHT REQUIREMENTS

The regulations contained throughout this Ordinance relating to the height of buildings or structures shall be subject to the following interpretations and exceptions:

(A) For purposes of enforcement, building height for gable, cross-gabled hip, saltbox, and lean-to roofs shall be the mean height. Mean height being defined as: **A** the measurement from the lowest point of finished grade to eave, PLUS **B** the measurement from the lowest point of finished grade to the highest roof point. $\frac{A+B=C}{2}$ will give you the mean height or height of the building.

(B) For purposes of enforcement, building height for Mansard and Gambrel roofs shall be the mean height. Mean height being defined as: **A** the lowest point of finished grade to the ridgeline and **B** the lowest point of finished grade to the highest roof point. $\frac{A+B=C}{2}$ will give you the mean height or height of the building.

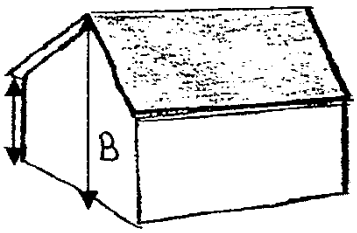
(C) For purposes of enforcement, building height for a flat roof, A-frame style house and geodesic dome style house are measured from the lowest point of finished grade to the highest roof point.

(D) Churches, schools, and other public and quasi-public buildings, chimneys, cooling towers, water towers, farm silos, barns and other farm structures, solar collectors, windmills and necessary mechanical appurtenances may be erected to a height not exceeding sixty (60) feet or five (5) stories, provided the front, side and rear yards required in the district in which such a building or structure is to be located are each increased at least one foot for each additional foot of height above the height limit otherwise established for the district in which such building or structure is to be located.

(E) Facilities exceeding building height requirements, which are subject to Section 3.3(D) require a Zoning Permit to be issued by the County Zoning Administrator. Before issuing the permit, the Zoning Administrator shall investigate and determine whether any such facility, which is to exceed thirty-five (35) feet in height above ground level will create fire protection or other problems related to public safety. Upon a written determination that such problems may result, the Zoning Administrator shall reject the permit application or attach such conditions as deemed reasonable or necessary

History: *Amendment 85-165, Section 3.3 created effective 6/19/2001*
Amendment 85-199, Section 3.3(D) removed and subsequent renumbered effective 5/11/2005
Amendment 85-267, Article III, Section 3.3(C) amended effective 6/1/2021

INTERPRETATIONS OF BUILDING HEIGHT REQUIREMENTS



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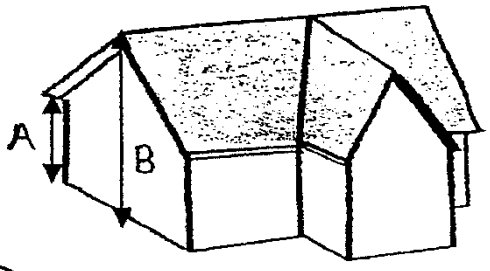

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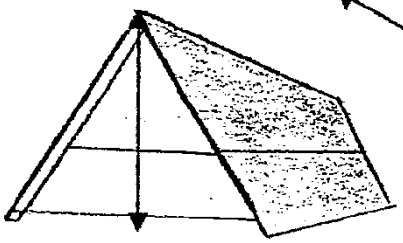

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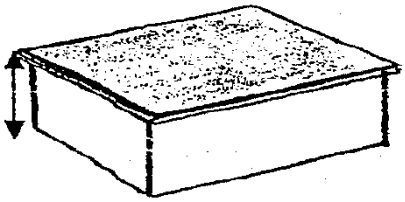

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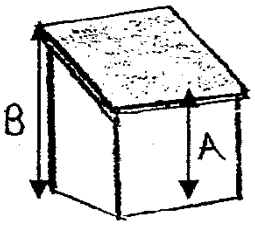

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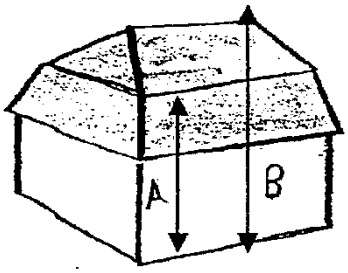

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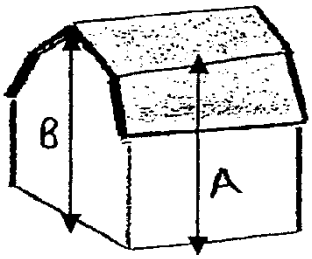

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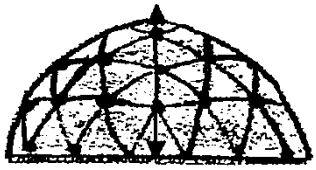

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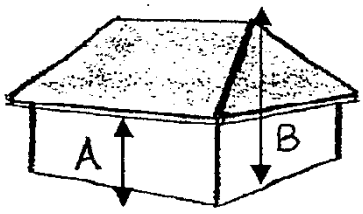

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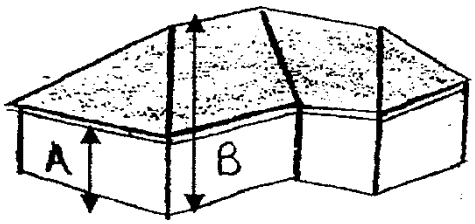

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3.4 INTERPRETATIONS OF LOT SIZE REQUIREMENTS

(A) Each separate and unique residential or commercial use of a parcel, except home occupations, shall require the minimum lot area, buildable lot area, and frontage width as set forth in this Ordinance.

(B) Each primary structure shall require the minimum lot area, buildable lot area, and frontage width as set forth in this Ordinance.

History: *Ordinance 2025-08, Amendment 85-283, Article III, Section 3.4 created effective 12/15/2025*

3.5 INTERPRETATIONS OF SETBACK MEASUREMENTS

(A) All setbacks shall be measured from the maximum horizontal projection of a structure to the nearest point of the lot line, road right-of-way, road centerline, or ordinary high water mark, unless otherwise required by Ordinance, Statute or Code.

(B) When an accessory structure is attached to a principal structure, the entire structure must comply with all setbacks for a principal structure unless otherwise requires by Ordinance, Statue or Code.

History: *Ordinance 2025-08, Amendment 85-283, Article III, Section 3.5 created effective 12/15/2025*

ARTICLE IV: ZONING DISTRICT REGULATIONS

Introduction and Explanation: Article IV contains the requirements for each of the zoning districts in Vilas County. The requirements include listing permitted and conditionally permitted uses. Table 1 at the end of this Ordinance summarizes the use requirements for each district. An Official Zoning Map is on file at the Zoning Administrator's office and on-line at the Vilas County Government Website, with descriptions of district boundaries. Any change in the Zoning Map requires approval of the Vilas County Board following the procedures specified in Article IX of this Ordinance.

History: *Amendment 85-267, Article IV, Introduction and Explanation, amended effective 6/1/2021*

4.1 SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

(A) Purpose: The purpose of the Single-Family Residential District is to create areas for exclusive low-density residential use. This district prohibits the intrusion of uses incompatible with the quiet and comfort of such areas.

(B) Permitted Uses:

(1) Essential Services.
(2) Forest management & silviculture.
(3) Hobby farm.
(4) Home occupation.
(5) Parks, playgrounds, and golf courses.
(6) Rental of a tourist rooming house for (7) or more consecutive days, consisting of a minimum of seven (7) twenty-four (24) hour periods.
(7) Single family residence.
(8) Single family mobile or manufactured home.
(9) Community Based Residential Facilities (CBRF)
(10) Level 1 & 2 Electrical Vehicle Charging Stations.
(11) Camping on a parcel not within a campground or camping resort.

History: *Amendment 85-267, Article IV, Section 4.1(B) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.1(B) amended effective 12/15/2025

(C) Conditional Uses:

(1) Bed and breakfast establishments.
(2) Private clubhouses exceeding 1,000 square feet.
(3) Public and semi-public uses.
(4) Utility facilities.
(5) Erection of a structure on an Outlot.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.1(C) amended effective 12/15/2025*

(D) Building Height Limits:

(1) A principal building may not exceed 35 feet mean height.
(2) Accessory buildings may not exceed 15 feet mean height; garages as specified in Article V, Section 5.9(B).

History: *Amendment 85-199, Article IV, Section 4.1(D) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.1(D) amended effective 6/1/2021

(E) Minimum Lot Area and Frontage Width:

(1) Sewered back lots:
   (a) 10,000 square feet minimum lot area.
   (b) 4,500 square feet minimum contiguous buildable lot area.

(2) Sewered lake lots:
   (a) 10,000 square feet minimum lot area and 65 feet of frontage width.
   (b) 4,500 square feet minimum contiguous buildable lot area.

(3) Unsewered back lots:
   (a) 65,340 square feet minimum lot area.
   (b) 16,500 square feet minimum contiguous buildable lot area.

(4) Unsewered lake lots:
   (a) 20,000 square feet minimum lot area and 100 feet of frontage width.
   (b) 16,500 square feet minimum contiguous buildable lot area.

History: *Amendment 85-199, Article IV, Section 4.1(E) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.1(E) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.1(E) amended effective 12/15/2025

(F) Minimum Lot Width:

(1) Sewered back lots: 100 feet.
(2) Sewered lake lots: 65 feet.
(3) Unsewered back lots: 100 feet.
(4) Unsewered lake lots: 100 feet.

History: *Amendment 85-199, Article IV, Section 4.1(F) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.1(F) amended effective 6/1/2021
Ordinance 2005-08, Amendment 85-283, Article IV, Section 4.1(F) amended effective 12/15/2025

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:

(1) Road setbacks for principal and accessory structure shall be in accordance with Article III, Section 3.2(F) of this Ordinance.
(2) The minimum setback for a structure from the OHWM shall be in accordance with the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.1(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.1(G) amended effective 12/15/2025

(H) Side Yard Setback Requirements:

(1) Principal and all attached structures: 15 feet
(2) Accessory structures: 5 feet

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.1(H) amended effective 12/15/2025*

(I) Rear Yard and Right of Way Setback Requirements:

(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Amendment 85-230, Article IV, Section 4.1(I) amended effective 11/25/2009*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.1(I) amended effective 12/15/2025

4.2 RESIDENTIAL / LODGING DISTRICT (RL)

(A) Purpose: The Residential/Lodging District is to provide for areas with primarily low-density residential use, but with some mixing of low-density Transient Lodging (Transient Lodging is defined as: A commercial lodging establishment, which allows rental of sleeping quarters or dwelling units for periods of less than one month.) Transient Lodging use is a permitted use. Examples of these uses include residential dwellings, bed & breakfasts and resort establishments with no contiguous multiple-family dwelling units. Land use and density would also be subject to existing provisions within the Vilas County Shoreland and General Zoning Ordinance.

(B) Permitted Uses:

(1) All uses permitted in the R-1 District.
(2) Bed and breakfast establishments.
(3) Tourist Rooming House.
(4) Resort establishments with no contiguous multi-family dwelling units.

History: *Amendment 85-267, Article IV, Section 4.2(B) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.2(B) amended effective 12/15/2025

(C) Conditional Uses:

(1) Group Lodging.
(2) Private clubhouses exceeding 1,000 square feet.
(3) Public and semi-public uses.
(4) Utility facilities.
(5) Erection of a structure on an Outlot.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.2(C) amended effective 12/15/2025*

(D) Building Height Limits:

(1) A principal building may not exceed 35 feet mean height.
(2) Accessory buildings may not exceed 15 feet mean height, garages as specified in Article V, Section 5.9(B).

History: *Amendment 85-267, Article IV, Section 4.2(D) amended effective 6/1/2021*

(E) Minimum Lot Area and Frontage Width:

(1) Sewered back lots:
    (a) 10,000 square feet minimum lot area.
    (b) 4,500 square feet minimum contiguous buildable lot area.
(2) Sewered lake lots:
    (a) 10,000 square feet minimum lot area and 65 feet of frontage width.
    (b) 4,500 square feet minimum contiguous buildable lot area.
(3) Unsewered back lots:
    (a) 65,340 square feet minimum lot area.
    (b) 16,500 square feet minimum contiguous buildable lot area.
(4) Unsewered lake lots:
    (a) 20,000 square feet minimum lot area and 100 feet of frontage width.
    (b) 16,500 square feet minimum contiguous buildable lot area.

History: *Amendment 85-267, Article IV, Section 4.2(E) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.2(E) amended effective 12/15/2025

(F) Minimum Lot Width:
(1) Sewered back lots: 100 feet.
(2) Sewered lake lots: 65 feet.
(3) Unsewered back lots: 100 feet.
(4) Unsewered lake lots: 100 feet.

History: *Amendment 85-287, Article IV, Section 4.2(F) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.2(F) amended effective 12/15/2025

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:
(1) Road setbacks for principal and accessory buildings shall be in accordance with Article III, Section 3.2(F) of this Ordinance.
(2) The minimum setback for a structure from the OHWM shall be in accordance with the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.2(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.2(G) amended effective 12/15/2025.

(H) Side Yard Setback Requirements:
(1) Principal and all attached structures: 15 feet
(2) Accessory structures: 5 feet

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.2(H) amended effective 12/15/2025*

(I) Rear Yard and Right of Way Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Amendment 85-234, Article IV, Section 4.2 created effective 11/24/2010*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.2(I) amended effective 12/15/2025.

4.3 MULTI-FAMILY RESIDENTIAL DISTRICT (R-2)

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

(B) Permitted Uses:
(1) All uses permitted in RL District.
(2) Group lodging.
(3) Mobile and manufactured home parks.
(4) Multi-family residence.
(5) Private clubhouses exceeding 1,000 square feet.
(6) Resorts.
(7) Cottage Parks.

History: *Amendment 85-267, Article IV, Section 4.3(B) amended effective 6/1/2021.*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.3(B) amended effective 12/15/2025.

(C) Conditional Uses:
(1) Public and semi-public uses.
(2) Utility facilities.
(3) Erection of a structure on an Outlot.

History: *Amendment 85-267, Article IV, Section 4.3(C) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.3(C) amended effective 12/15/2025.

(D) Building Height Limits:

(1) A principal building may not exceed 35 feet mean height.

(2) Accessory buildings may not exceed 15 feet mean height, garages specified in Article V, Section 5.9(B).

History: *Amendment 85-199, Article IV, Section 4.2(D) amended effective 5/11/2005*

(E) Minimum Lot Area and Frontage Width:

(1) Sewered back lots:

(a) 10,000 square feet minimum lot area.

(b) 4,500 square feet minimum contiguous buildable lot area.

(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional fifty 50 percent of the base minimum for each unit.

(2) Sewered lake lots:

(a) 10,000 square feet minimum lot area and 65 feet of frontage width.

(b) 4,500 square feet minimum contiguous buildable lot area.

(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the mase minimums for each unit.

(3) Unsewered back lots:

(a) 65,340 square feet minimum lot area.

(b) 16,500 square feet minimum contiguous buildable lot area.

(c) Additional contiguous units shall include the base minimum requirements for each structure plus:

(i) An additional 15 percent of the base minimums for each of the first three additional units; and

(ii) An additional 20 percent of the base minimums for each additional unit beyond the first three.

(4) Unsewered lake lots:

(a) 20,000 square feet minimum lot area and 100 feet of frontage width.

(b) 16,500 square feet minimum contiguous buildable lot area.

(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

History: *Amendment 85-199, Article IV, Section 4.2(E) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.3(E), amended effective 6/1/2021.
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.3(E) amended effective 12/15/2025.

(F) Minimum Lot Width:

(1) Sewered back lots: 100 feet.

(2) Sewered lake lots: 65 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.

(3) Unsewered back lots: 100 feet.

(4) Unsewered lake lots: 100 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.

History: *Amendment 85-199, Article IV, Section 4.2(F) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.3(F) amended effective 6/1/2021.
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.3(F) amended effective 12/15/2025.

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:
(1) Road setbacks for principal and accessory buildings shall be in accord with Article III, Section 3.2(F) of this Ordinance.
(2) The minimum setback for a structure from the OHWM shall be as set forth in the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.3(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.3(G) amended effective 12/15/2025.

(H) Side Yard Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.3(H) amended effective 12/15/2025.*

(I) Rear Yard and Right of Way Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Amendment 85-230, Section 4.2(I) amended effective 11/25/2009*
Amendment 85-234, Article IV, Section 4.2 renumbered to Section 4.3 effective 11/24/2010
Ordinance Amendment 2025-08, Amendment 85-283, Section 4.3(I) amended effective 12/15/2025.

4.4 GENERAL BUSINESS DISTRICT (GB)

(A) Purpose: The General Business District is established to create areas for a wide variety of commercial purposes on relatively large lots. Examples of types of uses for which the GB District is created include, but are not limited to, automotive sales, service and repair, building supply sales, recreation equipment sales and service, and retail sales and service. Non-commercial property owners in this district should be prepared to accept inconveniences associated with mixing potentially non-compatible land uses.

(B) Permitted Uses:
(1) All uses permitted in R-2 District.
(2) Agri-business.
(3) Auto & RV sales, service, repair, except body shops.
(4) Auto service stations.
(5) Banks, credit unions and financial institutions.
(6) Building & trade contractors, general and special.
(7) Eating & drinking establishments.
(8) Forest products industries.
(9) Health care facilities.
(10) Hotels and motels.
(11) Indoor recreation establishments.
(12) Professional offices.
(13) Public and semi-public uses.
(14) Retail sales and service services.
(15) Roadside stands.
(16) Sales, service and repair, misc.
(17) Storage rental unit.
(18) Single family residence attached to commercial use.

(19) Non-automotive vehicle and implement sales, repair and service.
(20) Level 3 and DCFC electric vehicle charging stations.

History: *Amendment 85-267, Article IV, Section 4.4(B) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.4(B) amended effective 12/15/2025

(C) Conditional Uses:
(1) Airports and landing fields.
(2) Body shops.
(3) Campgrounds and camping resorts.
(4) Gun clubs and shooting ranges.
(5) Kennels – commercial.
(6) Marinas – commercial.
(7) Objectionable emission of odor, dust, fumes, smoke and noise (e.g. recycling business)
(8) Outdoor amusement facilities.
(9) Riding stables.
(10) Utility facilities.
(11) Warehousing and wholesaling.
(12) Erection of a structure on an Outlot.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.4(C) amended effective 12/15/2025.*

(D) Building Height Limits:
(1) A principal building may not exceed 35 feet mean height.
(2) Accessory buildings may not exceed 15 feet mean height, garages as specified in Article V, Section 5.9(B).

History: *Amendment 85-199, Article IV, Section 4.3(D) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.4(D) amended effective 6/1/2021.

(E) Minimum Lot Area and Frontage Width:
(1) Sewered back lots:
(a) 10,000 square feet minimum lot area.
(b) 4,500 square feet minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of base minimums for each unit.
(2) Sewered lake lots:
(a) 10,000 square feet minimum lot area and 65 feet of frontage width.
(b) 4,500 square feet minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

(3) Unsewered back lots:
  (a) 65,340 square feet minimum lot area.
  (b) 16,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus:
    (i) An additional 15 percent of the base minimums for each of the first three additional units; and
    (ii) An additional 20 percent of the base minimums for each additional unit beyond the first three.

(4) Unsewered lake lots:
  (a) 20,000 square feet minimum lot area and 100 feet of frontage width.
  (b) 16,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

History: *Amendment 85-199, Article IV, Section 4.3(E) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.4(E) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.4(E) amended effective 6/1/2021

(F) Minimum Lot Width:

(1) Sewered back lots: 100 feet.
(2) Sewered lake lots: 65 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.
(3) Unsewered back lots: 100 feet.
(4) Unsewered lake lots: 100 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.

History: *Amendment 85-199, Article IV, Section 4.3(E) amended effective 5/11/2025*
Amendment 85-267, Article IV, Section 4.4(F) amended effective 6/1/2021.
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.4(F) amended effective 12/15/2025.

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:

(1) Road setbacks for principal and accessory buildings shall be in accordance with Article III, Section 3.2(F) of this Ordinance.
(2) The minimum setback for a structure from the OHWM shall be as set forth in the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.4(G) amended effective 6/1/2021.*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.4(G) amended effective 12/15/2025.

(H) Side Yard Setback Requirements:

(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.4(H) amended effective 12/15/2025*

(I) Rear Yard and Right of Way Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Amendment 85-230, Article IV, Section 4.3(I) amended effective 11/25/2009*
Amendment 85-234, Article IV, Section 4.3 renumbered to Section 4.4 effective 11/24/2010
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.4(I) amended effective 12/15/2025

4.5 COMMUNITY BUSINESS DISTRICT (CB)

(A) Purpose: The Community Business District is established to create, preserve and protect unincorporated villages, which have historically been places where retail stores and services have been located. Lot area and dimension requirements in the CB District are lower than in other districts in order to promote compact business district environments. Residential uses are limited as the compact development patterns permitted are not consistent with the comfort and welfare of large numbers of permanent residents or large single family homes.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.5(A) amended effective 12/15/2025*

(B) Permitted Uses:
(1) Auto service stations.
(2) Banks, credit unions and financial institutions.
(3) Bed and breakfast establishments.
(4) Building & trade contractors, general & special.
(5) Eating and drinking establishments.
(6) Essential services.
(7) Health care facilities.
(8) Home occupations.
(9) Hotels and motels.
(10) Indoor recreation facilities.
(11) Professional offices.
(12) Public and semi-public uses.
(13) Retail sales and service.
(14) Sales, service and repair, misc.
(15) Storage rental unit.
(16) Single family residence attached to a commercial use.
(17) Electric vehicle charging stations – all levels.

History: *Amendment 85-267, Article IV, Section 4.5(B) amended effective 6/1/2021*
Ordinance 2025-8, Amendment 85-283, Article IV, Section 4.5(B) amended effective 12/15/2025

(C) Conditional Uses:
(1) Automotive and RV sales, service and repairs.
(2) Body shops.
(3) Marinas – commercial.
(4) Parks, playgrounds, and golf courses.
(5) Private clubhouses.
(6) Single family mobile or manufactured home whose footprint including all attached accessory structures shall not exceed 1200 square feet.
(7) Multiple family dwelling units on second stories.

(8) New single family residence whose footprint including all attached accessory structures shall not exceed 1200 square feet.
(9) Non-automotive vehicle and implement sales, service and repair.
(10) Utility facilities.
(11) Warehousing and wholesaling.
(12) Erection of a structure on an Outlot.

History: *Amendment 85-267, Article IV, Section 4.5(C) amended effective 6/1/2021.*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.5(C) amended effective 12/15/2025.

(D) Building Height Limits:
(1) A principal building may not exceed 35 feet mean height.
(2) Accessory buildings may not exceed 15 feet mean height, garages as specified in Article V, Section 5.9(B).

History: *Amendment 85-199, Article IV, Section 4.4(D) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.5(D) amended effective 6/1/2021.

(E) Minimum Lot Area and Frontage Width:
(1) Sewered back lots:
(a) 6,000 square feet minimum lot area.
(b) 4,500 square feet minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.
(2) Sewered lake lots:
(a) 10,000 square feet minimum lot area and 65 feet of frontage width.
(b) 4,500 square feet minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.
(3) Unsewered back lots:
(a) 20,000 square feet minimum lot area.
(b) 10,000 square feet minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.
(4) Unsewered lake lots:
(a) 20,000 square feet minimum lot area and 100 feet of frontage width.
(b) 16,500 square feet minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

History: *Amendment 85-199, Article IV, Section 4.4(E) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.5(E) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.5(E) amended effective 12/15/2025

(F) Minimum Lot Widths:
(1) Sewered back lots: 65 feet.
(2) Sewered lake lots: 65 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.
(3) Unsewered back lots: 100 feet.
(4) Unsewered lake lots: 100 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.

History: *Amendment 85-199, Article IV, Section 4.4(F) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.5(F) amended effective 6/1/2021.
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.5(F) amended effective 12/15/2025.

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:
(1) No minimum road or centerline setbacks are required.
(2) The minimum setback for a structure from the OHWM shall be as set forth in the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267. Article IV, Section 4.5(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.5(G) amended effective 12/15/2025.

(H) Side Yard Setback Requirements:
No side yard setback requirements, except for Chapter 15 Vilas County Private Sewage System requirements.

(I) Rear Yard and Right of Way Setback Requirements:
No rear yard or right of way setback requirements, except for Chapter 15 Vilas County Private Sewage System requirements.

History: *Amendment 85-230, Article IV, Section 4.4(I) amended effective 11/25/2009*
Amendment 85-234, Article IV, Section 4.4 renumbered to Section 4.5 effective 11/24/2010
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.5(I) amended effective 12/15/2025.

4.6 RESIDENTIAL / RECREATION DISTRICT (R/R)

(A) Purpose: The Residential/Recreation District is created to provide for areas of mixed uses including single and multi-family residences, and shoreland-related recreational uses. This district is designed to be more restrictive than the existing Recreation Zoning District in its types of uses and less restrictive than the Residential/Lodging District.

(B) Permitted Uses:
(1) All uses permitted in the R/L District except Community Based Residential Facilities (CBRF).
(2) Campgrounds & camping resorts.
(3) Eating & drinking establishments.
(4) Hotels & motels.
(5) Multi-family residence.
(6) Multi-family residence on second stories.
(7) Public and semi-public uses.
(8) Retail sales and service.
(9) Roadside stand.
(10) Mobile and Manufactured Home Parks.

(11) Level 3 and DCFC electric vehicle charging stations located at hotels or motels.

History: *Amendment 85-267, Article IV, Section 4.6(B) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.6(B) amended effective 12/15/2025

(C) Conditional Uses:

(1) Community Based Residential Facilities (CBRF).
(2) Group lodging.
(3) Indoor recreation facilities.
(4) Marinas – commercial.
(5) Outdoor amusement facilities.
(6) Private clubhouses exceeding 1,000 square feet.
(7) Professional offices.
(8) Storage rental units.
(9) Utility facilities.
(10) Erection of a structure on an Outlot.

History: *Amendment 85-267, Article IV, Section 4.6(C) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.6(C) amended effective 12/15/2025

(D) Building Height Limits:

(1) A principal building may not exceed 35 feet mean height.
(2) Accessory buildings may not exceed 15 feet mean height, garages as specified in Article V, Section 5.9(B).

History: *Amendment 85-267, Article IV, Section 4.6(D) amended effective 6/1/2021*

(E) Minimum Lot Area and Frontage Width:

(1) Sewered back lots:
  (a) 10,000 square feet minimum lot area.
  (b) 4,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.
(2) Sewered lake lots:
  (a) 10,000 square feet minimum lot are and 65 feet of frontage width.
  (b) 4,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.
(3) Unsewered back lots:
  (a) 65,340 square feet minimum lot area.
  (b) 16,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus:
    (i) An additional 15 percent of the base minimums for each of the first three additional units: and
    (ii) An additional 20 percent of the base minimums for each additional unit beyond the first three.

(4) Unsewered lake lots:
   (a) 20,000 square feet minimum lot are and 100 feet of frontage width.
   (b) 16,500 square feet minimum contiguous buildable lot area.
   (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

History: *Amendment 85-267, Article IV, Section 4.6(E) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Section 4.6(E) amended effective 12/15/2025

(F) Minimum Lot Width:
(1) Sewered back lots: 100 feet.
(2) Sewered lake lots: 65 feet, plus an additional 50 percent of the base minimums for each contiguous unit.
(3) Unsewered back lots: 100 feet.
(4) Unsewered lake lots: 100 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.

History: *Amendment 85-267, Article IV, Section 4.6(F) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.6(F) amended effective 12/15/2025

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:
(1) Road setbacks for principal and accessory buildings shall be in accordance with Article III, Section 3.2(F) of this Ordinance.
(2) The minimum setback for a structure from the OHWM shall be as set forth in the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.6(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.6(G) amended effective 12/15/2025

(H) Side Yard Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.6(H) amended effective 12/15/2025*

(I) Rear Yard and Right of Way Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Amendment 85-234, Article IV, Section 4.6 created effective 11/24/2010*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.6(I) amended effective 12/15/2025

4.7 RECREATION DISTRICT (REC)

(A) Purpose: The Recreation District is created to provide areas primarily for businesses oriented toward outdoor recreation. Examples of types of uses for which the REC District is created include, but are not limited to, commercial marinas, snowmobile facilities and motels. Property owners in this district should be prepared to accept inconveniences associated with mixing potentially non-compatible land uses.

(B) Permitted Uses:
(1) All uses permitted in the General Business (GB) Zoning District except CBRF.
(2) Campground and camping resort.
(3) Kennels – commercial.

(4) Marina – commercial.
(5) Outdoor amusement facility.
(6) Riding stable.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.7(B) amended effective 12/15/2025.*

(C) Conditional Uses:

(1) Airports and landing strips.
(2) Community Based Residential Facilities (CBRF).
(3) Gun clubs and shooting ranges.
(4) Objectionable emission of odor, dust, fumes, smoke and noise (E.g. recycling business).
(5) Utility facility.
(6) Warehousing and wholesaling.
(7) Erection of a structure on an Outlot.

History: *Amendment 85-171, Article IV, Section 4.5(C) amended effective 9/17/2002*
Amendment 85-267, Article IV, Section 4.7(C) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.7(C) amended effective 12/15/2025

(D) Building Height Limits:

(1) A principal building may not exceed 35 feet mean height.
(2) Accessory buildings may not exceed 15 feet mean height, garages as specified in Article V, Section 5.9(B).

History: *Amendment 85-199, Article IV, Section 4.5(D) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.7(D) amended effective 6/1/2021

(E) Minimum Lot Area and Frontage Width:

(1) Sewered back lots:
  (a) 10,000 square feet minimum lot area.
  (b) 4,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.
(2) Sewered lake lots:
  (a) 10,000 square feet minimum lot area and 65 feet of frontage width.
  (b) 4,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.
(3) Unsewered back lots:
  (a) 65,340 square feet minimum lot area.
  (b) 16,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus:
    (i) An additional 15 percent of the base minimums for each of the first three additional units; and
    (ii) An additional 20 percent of the base minimums for each additional unit beyond the first three.

(4) Unsewered lake lots:
   (a) 20,000 square feet minimum lot area and 100 feet of frontage width.
   (b) 16,500 square feet minimum contiguous buildable lot area.
   (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

History: *Amendment 85-199, Article IV, Section 4.5(E) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.7(E) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.7(E) amended effective 12/15/2025.

(F) Minimum Lot Width:
(1) Sewered back lots: 100 feet.
(2) Sewered lake lots: 65 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.
(3) Unsewered back lots: 100 feet.
(4) Unsewered lake lots: 100 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.

History: *Amendment 85-199, Article IV, Section 4.5(F) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.7(G) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.7(G) amended effective 12/15/2025

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:
(1) Road setbacks for principal and accessory buildings shall be in accordance with Article III, Section 3.2(F) of this Ordinance.
(2) The minimum setback for a structure from the OHWM shall be as set forth in the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.7(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.7(G) amended effective 12/15/2025

(H) Side Yard Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.7(H) amended effective 12/15/2025*

(I) Rear Yard and Right of Way Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Amendment 85-230, Article IV, Section 4.5(I) amended effective 11/25/2009*
Amendment 85-234, Article IV, Section 4.5 renumbered to Section 4.7 effective 11/24/2010
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.7(I) amended effective 12/15/2025

4.8 WOODED RESIDENTIAL DISTRICT (WR)

(A) Purpose: The Wooded Residential District is intended primarily for single and multifamily residential uses on standard size lots (1.5 acres or greater). With some additional uses allowed for storage rental units, building and trade contractors, and limited others that could be compatible as conditional uses. The conditions that could apply to any commercial uses could directly relate to the intensity of the proposed use, as the intent of this zoning district is primarily for residential uses. However, the occurrence of this type of preferred use being located along roads suggests that some mixing of residential and less-intensive commercial uses should occur due to road access and the existing mixed development pattern.

History: *Amendment 85-267, Article IV, Section 4.8(A) amended effective 6/1/2021*

(B) Permitted Uses:

(1) All uses permitted in the R-1 District.
(2) Bed & breakfast establishments.
(3) Forest product industries.
(4) Multi-family residence.
(5) Multi-family residential units on second stories.
(6) Professional offices.
(7) Roadside stands.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.8(B) amended effective 12/15/2025*

(C) Conditional Uses:

(1) Building and trade contractors, general and special.
(2) Eating & drinking establishments.
(3) Group lodging.
(4) Indoor recreation facilities.
(5) Private clubhouses exceeding 1,000 square feet.
(6) Public and semi-public uses.
(7) Resorts.
(8) Storage rental unit.
(9) Utility facilities.
(10) Cottage park.
(11) Erection of a structure on an Outlot.

History: *Amendment 85-267, Article IV, Section 4.8(C) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-267, Article IV, Section 4.8(C) amended effective 12/15/2025

(D) Building Height Limits:

(1) A principal building may not exceed 35 feet mean height.
(2) Accessory buildings may not exceed 15 feet mean height, garages as specified in Article V, Section 5.9(B).

History: *Amendment 85-267, Article IV, Section 4.8(D) amended effective 6/1/2021*

(E) Minimum Lot Area and Frontage Width:

(1) Sewered back lots:
  (a) 10,000 square feet minimum lot area.
  (b) 4,500 square feet minimum contiguous buildable area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

(2) Sewered lake lots:
  (a) 10,000 square feet minimum lot area and 65 feet of frontage width.
  (b) 4,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

(3) Unsewered back lots:
  (a) 65,340 square feet minimum lot area.
  (b) 16,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus:
    (i) An additional 15 percent of the base minimums for each of the first three additional units; and
    (ii) An additional 20 percent of the base minimums for each additional unit beyond the first three.

(4) Unsewered lake lots:
  (a) 20,000 square feet minimum lot area and 100 feet of frontage width.
  (b) 16,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

History: *Amendment 85-267, Article IV, Section 4.8(E) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.8(E) amended effective 12/15/2025

(F) Minimum Lot Width:

(1) Sewered back lots: 100 feet.
(2) Sewered lake lots: 65 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.
(3) Unsewered back lots: 100 feet.
(4) Unsewered lake lots: 100 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.

History: *Amendment 85-267, Article IV, Section 4.8(F) amended effective 6/1/2021*
Ordinance 2025-08, Article IV, Section 4.8(F) amended effective 12/15/2025

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:

(1) Road setbacks for principal and accessory buildings shall be in accordance with Article III, Section 3.2(F) of this Ordinance.
(2) The minimum setback for a structure from the OHWM shall be as set forth in the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.8(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.8(G) amended effective 12/15/2025

(H) Side Yard Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.8(H) amended effective 12/15/2025*

(I) Rear Yard and Right of Way Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Amendment 85-234, Article IV, Section 4.8 created effective 11/24/2010*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.8(I) amended effective 12/15/2025

4.9 RURAL RESIDENTIAL / LIGHT MIXED-USE DISTRICT (RRL)

(A) Purpose: The Rural Residential/Light Mixed-use District is created to provide areas for low density single and multifamily residential uses on larger lots (five acres minimum), but with some mixed uses as conditional uses to reduce incompatibility. Examples of mixed uses expected to occur in this district are eating and drinking establishments, retail sales, building and trade contractors, heavy equipment storage and sales, service and repair. The intensity of some uses would be greater than the Wooded Residential District.

(B) Permitted Uses:
(1) All uses permitted in the Single Family Residential (R-1) District, except CBRF.
(2) Agriculture.
(3) Bed & breakfast establishments.
(4) Building and trade contractors, general and special.
(5) Eating & drinking establishments.
(6) Forest product industries.
(7) Multi-family residence.
(8) Multi-family residences on second stories.
(9) Professional offices.
(10) Resorts.
(11) Roadside stands.
(12) Single-family residences attached to commercial uses.
(13) Cottage park.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.9(B) amended effective 12/15/2025*

(C) Conditional Uses:
(1) Community Based Residential Facilities (CBRF)
(2) Group lodging.
(3) Heavy equipment storage yards.
(4) Indoor recreation facilities.
(5) Kennels – commercial.
(6) Objectionable emission of odor, dust, fumes, smoke and noise (E.g. recycling business)
(7) Outdoor amusement facilities.
(8) Private clubhouses exceeding 1,000 square feet.
(9) Public and semi-public uses.
(10) Retail sales and service.

(11) Riding stables.
(12) Sales, service and repair, misc.
(13) Storage rental units.
(14) Utility facilities.
(15) Earth materials storage yard.
(16) Erection of a structure on an Outlot.

History: *Amendment 85-267, Article IV, Section 4.9(C) amended effective 6/1/2021*
Ordinance 2025-08, Article IV, Section 4.9(C) amended effective 12/15/2025

(D) Building Height Limits:
(1) A principal building may not exceed 35 feet mean height.
(2) Accessory buildings may not exceed 15 feet mean height, garages as specified in Article V, Section 5.9(B)

History: *Amendment 85-267, Article IV, Section 4.9(D) amended effective 6/1/2021*

(E) Minimum Lot Area and Frontage Width:
(1) Sewered back lots:
(a) 10,000 square feet minimum lot area.
(b) 4,500 square feet minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.
(2) Sewered lake lots:
(a) 10,000 square feet minimum lot area and 65 feet of frontage width.
(b) 4,500 square feet minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.
(3) Unsewered back lots:
(a) 5 acres minimum lot area.
(b) 2 acres minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus:
(i) An additional 15 percent of the base minimums for each of the first three additional units; and
(ii) An additional 20 percent of the base minimums for each additional unit beyond the first three.
(4) Unsewered lake lots:
(a) 20,000 square feet minimum lot area and 100 feet of frontage width.
(b) 16,500 square feet minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

History: *Amendment 85-267, Article IV, Section 4.9(E) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.9(E) amended effective 12/15/2025.

(F) Minimum Lot Width:
(1) Sewered back lots: 100 feet.
(2) Sewered lake lots: 65 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.
(3) Unsewered back lots: 100 feet.
(4) Unsewered lake lots: 100 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.

History: *Amendment 85-267, Article IV, Section 4.9(F) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.9(F) amended effective 12/15/2025

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:
(1) Road setbacks for principal and accessory buildings shall be in accordance with Article III, Section 3.2(F) of this Ordinance.
(2) The minimum setback for a structure from the OHWM shall be as set forth in the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.9(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.9(G) amended effective 12/15/2025

(H) Side Yard Setback Requirements:
(1) Principal and all attached structures: 30 feet.
(2) Accessory structures: 10 feet.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.9(H) amended effective 12/15/2025*

(I) Rear Yard and Right of Way Setback Requirements:
(1) Principal and all attached structures: 30 feet.
(2) Accessory structures: 10 feet.

History: *Amendment 85-237, Article 4.9 created effective 11/24/2010*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.9(I) amended effective 12/15/2025

4.10 INDUSTRIAL DISTRICT (I)

(A) Purpose: The Industrial District is created to provide areas for industrial and commercial activities, which are not compatible with residential uses. While the district does permit general commercial uses, such users enter the district aware incompatibilities may affect their property.

History: *Amendment 85-267, Article IV, Section 4.10(A) amended effective 6/1/2021*

(B) Permitted Uses:
(1) Agri-business.
(2) Auto & RV sales, service and repair.
(3) Auto service stations.
(4) Body shops.
(5) Building and trade contractors, general and special.
(6) Essential services.
(7) Forest product industries.
(8) Heavy equipment storage yards.
(9) Manufacture, processing, fabrication, packing, packaging and assembly of products.
(10) Motor freight terminals.
(11) Professional offices.

(12) Retail sales and service.
(13) Sales, service and repair, misc.
(14) Storage rental units.
(15) Non-automotive vehicle and implement sales, service, and repair.
(16) Utility facilities.
(17) Warehousing and wholesaling.
(18) Bottled water source site.
(19) Electric vehicle charging stations – all levels.
(20) Earth materials storage yard.

History: *Amendment 85-267, Article IV, Section 4.10(B) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.10(B) amended effective 12/15/2025

(C) Conditional Uses:
(1) Adult use.
(2) Airports and landing fields.
(3) Non-metallic mining.
(4) Objectionable emission of odor, dust, fumes, smoke and noise (E.g. recycling business).
(5) Salvage and junkyards.
(6) Erection of a structure on an Outlot.

History: *Amendment 85-267, Article IV, Section 4.10(C) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.10(C) amended effective 12/15/2025

(D) Building Height Limits:
Principal and accessory buildings may be erected to a height not exceeding 60 feet mean height, provided each building exceeding 35 feet mean height is located at least 60 feet from the nearest property line; garages as specified in Article V, Section 5.9(B).

History: *Amendment 85-199, Article IV, Section 4.6(D) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.10(D) amended effective 6/1/2021

(E) Minimum Lot Area:
(1) Sewered back lots:
(a) 3 acres minimum lot area.
(b) 1.5 acres minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 20 percent of the base minimums for each unit.
(2) Sewered lake lots:
(a) 3 acres minimum lot area.
(b) 1.5 acres minimum contiguous buildable lot area.
(c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 20 percent of the base minimums for each unit, except as required in Section 4.10(F)(2) below.

(3) Unsewered back lots:
   (a) 3 acres minimum lot area.
   (b) 1.5 acres minimum contiguous buildable lot area.
   (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 20 percent of the base minimums for each unit.

(4) Unsewered lake lots:
   (a) 3 acres minimum lot area.
   (b) 1.5 acres minimum contiguous buildable lot area.
   (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 20 percent of the base minimums for each unit, except as required in Section 4.10(F)(2) below.

History: *Amendment 85-199, Article IV, Section 4.6(E) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.10(E) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.10(E) amended effective 12/15/2025

(F) Minimum Lot Width:

(1) No portion of a lot shall be less than 300 feet in width.

(2) For lake lots, additional contiguous units shall include an additional 100 feet of water frontage for each additional unit.

History: *Amendment 85-267, Article IV, Section 4.10(F) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.10(F) amended effective 12/15/2025

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:

(1) Road setbacks for principal and accessory buildings shall be in accordance with Article III, Section 3.2(F) of this Ordinance.

(2) The minimum setback for a structure from the OHWM shall be in accordance with the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.10(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.10(G) effective 12/15/2025

(H) Side Yard Setback Requirements:

(1) Principal and all attached structures: 50 feet.

(2) Accessory structures: 30 feet.

History: *Amendment 85-267, Article IV, Section 4.10(H) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.10(H) amended effective 12/15/2025.

(I) Rear Yard and Right of Way Setback Requirements:

(1) Principal and all attached structures: 50 feet.

(2) Accessory structures: 30 feet.

History: *Amendment 85-230, Section 4.6(I) amended effective 11/25/2009*
Amendment 85-234, Article IV, Section 4.6 renumbered to 4.10 effective 11/24/2010
Amendment 85-267, Section 4.10(I) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.10(I) amended effective 12/15/2025

4.11 FORESTRY DISTRICT (F)

(A) Purpose: The Forestry District is created to set aside areas for forestry and other land uses. The purpose of the Forestry District is to reduce public service demands, particularly school transportation and snow removal, in remote areas and to promote the preservation of forestlands for sustained yielded forestry, wildlife habitats, aesthetics, and recreation.

(B) Permitted Uses:

(1) All uses permitted in the RL District.
(2) Agri-business.
(3) Agriculture.
(4) Auto and RV sales, service and repair.
(5) Auto service stations.
(6) Banks, credit unions and financial institutions.
(7) Bed and breakfast establishments.
(8) Campgrounds and camping resorts.
(9) Eating and drinking establishments.
(10) Forest product industries.
(11) Marinas – commercial.
(12) Private clubhouses exceeding 1,000 square feet.
(13) Private hunting cabin.
(14) Resorts.
(15) Retail sales and service.
(16) Riding stables.
(17) Roadside stands.
(18) Storage rental units.
(19) Single family residence attached to a commercial use.
(20) Non-automotive vehicle and implement sales, service and repair.
(21) Electric vehicle charging stations – all levels.
(22) Camping on a parcel not within a campground or camping resort.
(23) Cottage park.

History: *Amendment 85-267, Article IV, Section 4.11(B) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.11 (B) amended effective 12/15/2025

(C) Conditional Uses:

(1) Adult Use.
(2) Airports and landing fields.
(3) Gun clubs and shooting ranges.
(4) Kennels – commercial.
(5) Non-metallic mining.
(6) Objectionable emission of odor, dust, fumes, smoke and noise. (E.g. recycling business).
(7) Public and semi-public uses.
(8) Utility facilities.
(9) Warehousing and wholesaling.
(10) Earth materials storage yard.

(11) Heavy equipment storage yard.
(12) Erection of a structure on an Outlot.

History: *Amendment 85-267, Article IV, Section 4.11(C) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.11(C) amended effective 12/15/2025

(D) Building Height Limits:
(1) A principal building may not exceed 35 feet mean height.
(2) Accessory buildings may not exceed 15 feet mean height, garages as specified in Article V, Section 5.9(B), except farm buildings related to the production of agricultural products.

History: *Amendment 85-199, Article IV, Section 4.7(D) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.11(D) amended effective 6/1/2021

(E) Minimum Lot Area:
(1) 5 acres minimum lot area.
(2) 2.5 acres minimum contiguous buildable area.
(3) Additional contiguous units shall include 20 percent of the base minimums for each unit, except as required in Section 4.11(F)(2) below.

History: *Amendment 85-267, Article IV, Section 4.11(E) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.11(E) amended effective 12/15/2025

(F) Minimum Lot Width:
(1) No portion of a lot shall be less than 300 feet in width.
(2) For lake lots, additional contiguous units shall include an additional 100 feet of water frontage for each unit.

History: *Amendment 85-267, Article IV, Section 4.11(F) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.11(F) amended effective 12/15/2025

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:
(1) Road setbacks for principal and accessory buildings shall be in accordance with Article III, Section 3.2(F) of this Ordinance.
(2) The minimum setback for a structure from the OHWM shall be in accordance with the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.11(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.11(G) amended effective 12/15/2025

(H) Side Yard Setback Requirements:
(1) Principal and all attached structures: 20 feet.
(2) Accessory structures: 10 feet

History: *Amendment 85-267, Article IV, Section 4.11(H) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.11(H) amended effective 12/15/2025

(I) Rear Yard and Right of Way Setback Requirements:
(1) Principal and all attached structures: 20 feet.
(2) Accessory structures: 10 feet.

History: *Amendment 85-230, Article IV, Section 4.7(I) amended effective 11/25/2009*
Amendment 85-234, Article IV, Section 4.7 renumbered to Section 4.11 effective 11/24/2010
Amendment 85-267, Article IV, Section 4.11(I) effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.11(I) amended effective 12/15/2025

4.12 AGRICULTURAL DISTRICT (A)

(A) Purpose: The purposes of the Agriculture District are to preserve land and water resources for food and fiber production, and preserve productive farms by preventing land use conflicts between incompatible uses. The district is generally intended to apply to lands in productive farm operations including lands historically exhibiting good crop yields or capable of such yields; lands which have been demonstrated to be productive for dairying, livestock raising and grazing; land suitable for specialty crops such as cranberry production, sod farms, Christmas trees and other types of food and fiber products. Wood lots and forested land, which are part of a commercial farm operation may be included in the district.

(B) Permitted Uses:

(1) Agri-business.
(2) Agriculture.
(3) Bed and breakfast establishments.
(4) Essential services.
(5) Forest management and silviculture.
(6) Forest product industries.
(7) Hobby farm.
(8) Home occupation.
(9) Parks, playgrounds and gold courses.
(10) Riding stables.
(11) Roadside stands.
(12) Single family residence.
(13) Single family mobile or manufactured home.
(14) Structures and improvements consistent with and contributing to agricultural use.
(15) Level 1 and 2 Electric vehicle charging stations within an agricultural operation.
(16) Level 3 and DCFC Electric Vehicle Charging Stations located within an agricultural operation.
(17) Camping on a parcel not within a campground or camping resort.

History: *Amendment 85-267, Article IV, Section 4.12(B) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.12(B) amended effective 12/15/2025

(C) Conditional Uses:

(1) Concentrated Animal Feeding Operations (CAFO) which may require greater setbacks.
(2) Multi-family residence.
(3) Multi-family residence on second story.
(4) Non-metallic mining.
(5) Objectionable emission of odor, dust, fumes, smoke and noise (E.g. recycling business).
(6) Public and semi-public uses.
(7) Community Based Residential Facilities (CBRF)
(8) Single family residence attached to a commercial use.
(9) Utility facilities.
(10) Warehousing and wholesaling.

(11) Earth materials storage yard.

History: *Amendment 85-267, Article IV, Section 4.12(C) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.12(C) amended effective 12/15/2025

(D) Building Height Limits:

(1) A principal building may not exceed 35 feet mean height.

(2) Accessory buildings may not exceed 15 feet mean height, garages as specified in Article V, Section 5.9(B) except farm buildings related to the production of agricultural products.

History: *Amendment 85-199, Article IV, Section 4.8(D) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.12(D) amended effective 6/1/2021

(E) Minimum Lot Area:

(1) 35 acres.

(2) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 43,560 square feet of buildable lot area.

(3) Lake lots require an additional 300 feet of frontage per each additional contiguous unit.

History: *Amendment 85-267, Article IV, Section 4.12(E) amended effective 6/1/2021*

(F) Minimum Lot Width:

No portion of a lot shall be less than 300 feet in width.

History: *Amendment 85-267, Article IV, Section 4.12(F) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.12(F) amended effective 12/15/2025

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:

(1) Road setbacks for principal and accessory buildings shall be in accordance with Article III, Section 3.2(F) of this Ordinance.

(2) The minimum setback for a structure from the OHWM shall be in accordance with the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.12(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.12(G) amended effective 12/15/2025

(H) Side Yard Setback Requirements:

(1) Principal and all attached structures: 20 feet.

(2) Accessory structures: 20 feet.

History: *Amendment 85-267, Article IV, Section 4.12(H) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.12(H) amended effective 12/15/2025

(I) Rear Yard and Right of Way Setback Requirements:

(1) Principal and all attached structures: 20 feet.

(2) Accessory structures: 20 feet.

History: *Amendment 85-230, Article IV, Section 4.8(I) amended effective 11/25/2009*
Amendment 85-234, Article IV, Section 4.8 renumbered to Section 4.12 effective 11/24/2010
Amendment 85-267, Article IV, Section 4.12(I) effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.12(I) amended effective 12/15/2025

4.13 ALL PURPOSE DISTRICT (AP)

(A) Purpose: The All Purpose District is created to provide areas for a variety of mixed uses. Land in this district may be used for mixed purpose, however, such uses are subject to the provisions of the Ordinance, and all other Local, State and Federal regulations.

(B) Permitted Uses:
All uses are permitted except those uses requiring a conditional use permit.

(C) Conditional Uses:
(1) Adult use.
(2) Airports and landing fields.
(3) Community Based Residential Facilities (CBRF)
(4) Concentrated Animal Feeding Operations (CAFO) which may require greater setbacks
(5) Gun clubs and shooting ranges.
(6) Manufacture, processing, fabrication, packing, packaging and assembly of products.
(7) Non-metallic mining.
(8) Objectionable emission of odor, dust, fumes, smoke and noise. (E.g. recycling business)
(9) Outdoor amusement facility.
(10) Salvage and junkyard.
(11) Utility facilities.
(12) Warehousing and wholesaling.
(13) Bottled water source site.
(14) Earth materials storage yard.
(15) Erection of a structure on an Outlot.

History: *Amendment 85-171, Article IV, Section 4.9(C) amended effective 9/17/2002*
Amendment 85-267, Article IV, Section 4.13(C) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.13(C) amended effective 12/15/2025

(D) Building Height Limits:
(1) A principal building may not exceed 35 feet mean height.
(2) Accessory buildings may not exceed 15 feet mean height, garages as specified in Article V, Section 5.9(B) except farm buildings related to the production of agricultural products.

History: *Amendment 85-199, Article IV, Section 4.9(D) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.13(D) amended effective 6/1/2021

(E) Minimum Lot Area and Frontage Width:

(1) Sewered back lots:
  (a) 10,000 square feet minimum lot area.
  (b) 4,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit

(2) Sewered lake lots:
  (a) 10,000 square feet minimum lot area and 65 feet frontage width.
  (b) 4,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

(3) Unsewered back lots:
  (a) 65,340 square feet minimum lot area.
  (b) 16,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus:
    (i) An additional 15 percent of the base minimums for each of the first three additional units; and
    (ii) An additional 20 percent of the base minimums for each additional unit beyond the first three.

(4) Unsewered lake lots:
  (a) 20,000 square feet minimum lot area and 100 feet of frontage width.
  (b) 16,500 square feet minimum contiguous buildable lot area.
  (c) Additional contiguous units shall include the base minimum requirements for each structure plus an additional 50 percent of the base minimums for each unit.

History: *Amendment 85-199, Article IV, Section 4.9(E) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.13(E) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.13(E) amended effective 12/15/2025

(F) Minimum Lot Width:

(1) Sewered back lots: 100 feet.
(2) Sewered lake lots: 65 feet, plus an additional 50 percent of the base minimums for each contiguous unit.
(3) Unsewered back lots: 100 feet
(4) Unsewered lake lots: 100 feet, plus an additional 50 percent of the base minimums for each additional contiguous unit.

History: *Amendment 85-199, Article IV, Section 4.9(F) amended effective 5/11/2005*
Amendment 85-267, Article IV, Section 4.13(F) amended effective 6/1/2021
Ordinance 2025-08, Amendment 84-283, Article IV, Section 4.13(F) amended effective 12/15/2025

(G) Road and Ordinary High-water Mark (OHWM) Setback Requirements:

(1) Road setbacks for principal and accessory buildings shall be in accordance with Article III, Section 3.2(F) of this Ordinance.
(2) The minimum setback for a structure from the OHWM shall be as set forth in the Vilas County Shoreland Zoning Ordinance.

History: *Amendment 85-267, Article IV, Section 4.13(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.13(G) amended effective 12/15/2025

(H) Side Yard Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.13(H) amended effective 12/15/2025*

(I) Rear Yard and Right of Way Setback Requirements:
(1) Principal and all attached structures: 15 feet.
(2) Accessory structures: 5 feet.

History: *Amendment 85-230, Article IV, Section 4.9(I) amended effective 11/25/2009*
Amendment 85-234, Article IV, Section 4.9 renumbered to Section 4.13 effective 11/24/2010
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.13(I) amended effective 12/15/2025

4.14 METALLIC MINERAL EXPLORATION OVERLAY DISTRICT (ME)

(A) Purpose: The Metallic Mineral Exploration District is an overlay district created to provide for the conduct of exploration for metallic minerals as defined in the Vilas County Metallic Mining Ordinance.

(B) Description: As an overlay district, the Metallic Mineral Exploration District exists concurrently with the original and underlying zoning district. As such, the regulations and standards affecting the underlying district shall be as set forth in this Ordinance, and the regulations and standards affecting metallic mineral exploration shall be as set forth in the Vilas County Metallic Mining Ordinance.

(C) Permitted Districts: The Metallic Mineral Exploration District shall only be permitted as an overlay district in the Forestry(F) and Industrial(I) districts as set forth in this Ordinance.

History: *Amendment #85-139, Article IV, Section 4.10 created effective 6/16/1999.*
Amendment 85-234, Article IV, Section 4.10 renumbered Section 4.14 effective 11/24/2010
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.10 title amended effective 12/15/2025

4.15 METALLIC MINING AND PROSPECTING OVERLAY DISTRICT (MM)

(A) Purpose: The Metallic Mining and Prospecting District is created to provide for the conduct of prospecting and/or mining for metallic minerals.

(B) Creation: Designation of an area as a Metallic Mining and Prospecting District shall be done in accordance with the rezoning requirements of this Ordinance and state law in conjunction with the requirements set forth in the Vilas County Metallic Mining Ordinance.

(C) Description: Mining and prospecting shall be allowed in the Metallic Mining and Prospecting District in accordance with the rules and regulations set forth in the Vilas County Metallic Mining Ordinance.

(D) Uses: All uses allowed in the original zoning district from which the Metallic Mining and Prospecting District was created shall be allowed but only as conditional uses subject to the provisions of this Ordinance and the other regulations of the original zoning district.

(E) Permitted Districts:
The Metallic Mining and Prospecting District (MM) shall only be permitted as an overlay district in the Forestry (F) and Industrial (I) districts as set forth in this Ordinance.

History: *Amendment 85-139, Article IV, Section 4.11 created effective 6/16/1999*
Amendment 85-234, Article IV, Section 4.11 renumbered Section 4.15 effective 11/24/2010
Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.11 title amended, Section 4.15(E) added effective 12/15/2025

4.16 FARMLAND PRESERVATION OVERLAY DISTRICT (FP)

(A) Purpose:
The purpose of the Farmland Preservation District is an overlay district to preserve and maintain highly productive agricultural lands in food and fiber production by effectively limiting encroachment of non-agricultural development and minimizing land use conflicts among incompatible uses.

(B) Description:
As an overlay district, the Farmland Preservation District exists concurrently with the original underlying zoning district. As such, the regulations and standards affecting the underlying district shall be as set forth in this Ordinance, unless the provisions of this overlay district are more restrictive, in which case the greater restriction shall be applicable.

(C) Inclusion or Removal of Lands:
Designation of an area as a Farmland Preservation District shall be accomplished in accordance with Section 9.5 of this Ordinance. Removal of the Farmland Preservation District shall be accomplished in accordance with Sections 9.5 and 9.8 of this Ordinance and Section 91.48 of Wisconsin Statutes.

(D) Permitted Districts:
The Farmland Preservation District shall only be permitted as an overlay district in the Agricultural (A), Forestry (F), and All-Purpose (AP) Zoning Districts as set forth in this Ordinance.

(E) Permitted Uses:
(1) Agriculture.
(2) Agricultural accessory uses.
(3) Agri-business.
(4) Essential Services.
(5) Forest management and silviculture.
(6) Forest product industries.
(7) Roadside stand.
(8) Farm residence.

(F) Conditional Uses:
(1) Essential services in accordance with Wis. Stat. 91.46(4).
(2) Public and semi-public uses in accordance with Wis. Stat. 91.46(5).
(3) Non-metallic mining in accordance with Wis. Stat. 91.46(6).
(4) Utility facilities in accordance with Wis. Stat. 91.46(4).

(G) Nonconforming Uses:
Uses which existed prior to December 15, 2025 and which do not meet the requirements of this Section shall be subject to the requirements of Article VIII of this Ordinance and Wis. Stat. 59.69(10).

History: *Ordinance 2025-08, Amendment 85-283, Article IV, Section 4.16 created effective 12/15/2025*

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ARTICLE V: REQUIREMENTS FOR SPECIFIC USES

Introduction and Explanation: Article V contains rules regulating certain specific uses which have potentially high impact in terms of health, safety, and general welfare, the environment, aesthetics, traffic generation and valuation of adjacent and nearby properties. These requirements must be met regardless of whether the use is a permitted use requiring only a Zoning Permit, or a conditional use requiring a Conditional Use Permit.

5.1 ADULT USE

(A) Adult use shall only be permitted in the Industrial (I), Forestry (F), and All Purpose (AP) Zoning Districts and shall require a Conditional Use Permit.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.1(A) amended effective 12/15/2025*

(B) No adult use shall be located within one (1) mile of a school, religious institution, outdoor public recreation use, or any other adult use. Distances shall be measures in a straight line without regard to intervening structures or objects from the closes point of the structure or portion of the structure occupied or proposed for occupancy by the adult use to the nearest point of the lot of the other references land use.

History: *Amendment 85-267, Article V, Section 5.1 created effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.1(B) amended effective 12/15/2025.

5.2 CAMPING AND RECREATIONAL VEHICLES

(A) Campgrounds, Camping Resorts and Primitive Campgrounds

(1) A minimum lot area of five (5) acres is required.

(2) A minimum width of 300 feet of road frontage and 300 feet of water frontage is required. For every acre over five (5) an additional 75 feet of water frontage is required.

(3) The maximum density shall be 15 campsites per acre of buildable lot area.

(4) Access Points

(a) A maximum or two vehicular access points from public roads or private easement roads shall be permitted.

(b) A third vehicular access point may be permitted provided it is designed to accommodate employee and maintenance vehicles only.

(c) No individual campsite may have a direct access point to a public road or private easement road.

(5) Outer boundaries shall contain thirty (30) feet of a buffer zone consisting of a greenbelt with coniferous trees and shrubs.

(6) No campsites shall be within thirty (30) feet of the campground or camping resort outside boundary.

(7) No campsites shall be within 75 feet of the Ordinary High-water Mark (OHWM) of a navigable body of water.

(8) Campsite Dimensions and Identification

(a) Each campsite shall require a minimum area of 2,000 square feet.

(b) Corners of sites shall be marked by permanent markers.

(c) Each site shall be given a unique site number which shall be noted with a permanent marker easily visible from the nearest access road.

(9) Individual campsites within a campground or camping resort shall not be sold or transferred.

(10) Retail Sales

(a) Convenience establishments of a commercial nature, such as gasoline and grocery sales, are permitted in a campground providing such establishments and their related parking areas shall not occupy more than ten (10) percent of the total campground area.

(b) Such uses shall be subordinate to the recreational character of the camp; and

(c) They shall be located, designed and intended to serve the needs of the campground occupants.

(11) Drainage

(a) All parks shall be located on a well-drained area, not subject to intermittent flooding.

(b) The premises shall be graded to prevent accumulation of drainage or stormwater.

(c) Exposed ground surfaces in a parking area shall be paved or covered with stone screening, other solid materials, or protected with vegetative growth capable of preventing soil erosion and eliminating objectionable dust.

(12) Parking

Every campsite shall be provided with two (2) off-street parking spaces.

(13) Permits and Plans Required

(a) A Zoning Permit shall be required for the creation or expansion of a campground unless a Conditional Use Permit is required under Article IV of this Ordinance.

(b) All structures erected within a campground, camping resort, or campsite shall require a separate zoning permits (E.g. decks, sheds, garages, etc.)

(c) If a permit is requested for a new campground, or a campground expansion, a plan drawing of the entire proposed and existing campground shall be submitted with the application showing all sites with site numbers and borders, roads, structures, buffer zones, water sources, sanitation facilities, and other necessary improvements or planned amenities. Such plan shall be forwarded on to County and local municipal services in order to facilitate emergency response.

(14) Sewage System

(a) A safe community sewage system or public sewer shall be provided in all campgrounds.

(b) Systems shall be designed, constructed and maintained in accordance with the Vilas County Private Sewage System Ordinance and any other applicable Local or State codes.

(c) Private septic systems or holding tanks serving individual campsites shall not be permitted in campgrounds or camping resorts, excepting one site which is designed to serve a campground host.

(15) For the purposes of this Section, adjacent parcels, including those separated by a public road, shall constitute a single campground and shall be subject to density and frontage requirements in its entirety.

History: *Amendment 85-199, Article V, Sections 5.2(K)-(P) amended effective 5/11/2005*
Amendment 85-267, Article V, Sections 5.2(A)-(P) renumbered 5.2(A)(1)-(14) and amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.2(A) amended effective 12/15/2025

(B) Camping on Undeveloped Lots Not Within a Campground or Camping Resort
Camping is allowed on an undeveloped lot not within a campground or camping resort provided:
(1) All requirements of the Vilas County Private Sewage System Ordinance are fully complied with; and
(2) No more than one campsite per lot.
(3) Written permission has been granted be the Town Board/Authorized Town Official or by a Town Ordinance.
(4) All setback and lot requirements for a primary structure are met.
(5) A Zoning Permit has been issued.

History: *Amendment 85-267, Article V, Section 5.2(B) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.2(B) amended effective 12/15/2025

(C) Camping on Developed Lots Not Within a Campground or Camping Resort
(1) A one (1) week occupation for one (1) recreational vehicle, once per calendar year, is permitted for the convenience of the property owner. This provision is not permitted for habitable structures which are used as a Tourist Rooming House.
(2) The use of a recreational vehicle within a structure for dwelling, occupation, or sleeping purposes shall render that structure a habitable structure, and it shall meet all requirements in this Ordinance for a habitable structure.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.2(C) created effective 12/15/2025*

(D) A recreational vehicle may be used for dwelling, occupation or sleeping purposes provided it is on the same lot where a zoning permit and building permit have been issued for a new habitable dwelling. Such temporary occupancy shall be permitted for up to one (1) year provided the recreational vehicle is connected to adequate sanitary facilities. Such occupancy must cease once the occupancy permit has been issued for the dwelling.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.2(D) created effective 12/15/2025*

(E) The parking of unoccupied recreational vehicles may be located on a lot provided each meets the setback requirements for a structure and is not used for dwelling or sleeping purposes. All provisions for occupancy (awnings, steps, water, or sewer hookups, etc.) shall be stowed.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.2(E) created effective 12/15/2025*

5.3 CLUBHOUSES

(A) Clubhouses less than 1,000 square feet in size associated with parks, playgrounds, golf courses, condominium associations, apartment complexes, mobile home parks, resorts, campgrounds, or other similar uses are permitted with those uses provided access is only available to the occupants of the associated use.

(B) Private clubhouses exceeding 1,000 square feet shall be permitted as listed in Article IV of this Ordinance.

History: *Amendment 85-267, Article V, Section 5.3 created effective 6/1/2025*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.3(A)&(B) amended effective 12/15/2025

5.4 COMMERCIAL MARINAS

(A) Marina Location: Shall be located more than five hundred (500) feet from any public bathing beach or park.

(B) Compatibility: Shall be designed and constructed so as not to interfere with adjacent riparian owner's uses of the water for swimming, fishing or boating, nor interfere with the public's free navigation.

(C) Location of Fuel: Fueling pumps and tanks shall be located two (2) feet above the normal water elevation, and no fuel hose shall extend beyond a point necessary to fuel boats at the closest proximity to land.

(D) Waste Disposal: All commercial marinas shall be equipped with facilities for the disposition of domestic wastes, including septage waste, from boats.

(E) Dimensional Requirements: For commercial marinas and boat liveries:
(1) Minimum lot area requirement – 60,000 square feet.
(2) Minimum lot width at the waterline – 200 feet.

(F) Marinas Prohibited: Commercial marinas on lakes of less than 200 surface acres are prohibited unless the lake is part of a chain of two (2) or more connecting bodies of water whose cumulative surface acreage is 200 acres.

History: *Amendment 85-267, Article V, Section 5.3 renumbered Section 5.4 effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.4(F) amended effective 12/15/2025

5.5 COMMUNITY BASED RESIDENTIAL FACILITIES (CBRF)

(A) Community Based Residential Facilities.
(1) A place providing care and maintenance, and up to three (3) hours of intermediate nursing care per week per person, to five (5) or more adults not related to the care provider or facility administrator governed by provisions in Wisconsin Statutes.
(2) A place providing room and board.

(B) CBRF and Community Living Arrangements
Community living arrangements (group homes) as defined in 46.03(22) including the following:
(1) Community living arrangement means any of the following facilities licensed or operated, or permitted under the authority of the Department of Health Services:
(a) Residential care centers for children and youth, as defined in s. 48.02(15d), operated by child welfare agencies licensed under s.48.60;
(b) Group homes for children, as defined in s. 48.02(7), and community-based residential facilities, as defined in s. 50.01(1g);
(c) Does not include adult family homes, as defined in s. 50.01(1), day care centers, nursing homes, general hospitals, special hospitals, prisons, and jails.

(2) Community living arrangements shall be subject to the same building and housing ordinances, codes and regulations of the municipality or county as similar residences located in the area in which the facility is located.
(3) The Department of Health Services shall designate a subunit to keep records and supply information on community living arrangements under ss. 59.69(15)(f), 60.63(7) and 62.23(7)(i)6. The subunit shall be responsible for receiving all complaints regarding community living arrangements and for coordinating all necessary investigatory and disciplinary actions under the laws of this state and under the rules of the Department of Health Services relating to the licensing of community living arrangements.
(4) A community living arrangement with a capacity for eight (8) or fewer persons shall be a permissible use for purposes of any deed covenant which limits use of property to single-family or 2-family residences. A community living arrangement with a capacity for fifteen (15) or fewer persons shall be a permissible use for purposes of any deed covenant which limits use of property to more than 2-family residences. Covenants in deeds which expressly prohibit use of property for community living arrangements are void as against public policy.
(5) If a community living arrangement is required to obtain a Conditional Use Permit, as defined in s 59.69(15)(g), the Department of Health Services shall, at the request of the unit of government responsible for granting a Conditional Use Permit permission, inspect the proposed facility and review the program proposed for the facility. After such inspection and review, the Department of Health Services shall transmit to the unit of government responsible for granting the Conditional Use Permit a statement that the proposed facility and its proposed program have been examined and are either approved or disapproved by the Department of Health Services.

History: *Amendment 85-267, Article V, Section 5.5 created effective 6/1/2021*

5.6 CONDOMINIUMS

(A) Introduction, Special and General Requirements:

(1) Intent
(a) This section is created to clarify the application of zoning requirements, density requirements and legal descriptions on parcel(s) to be covered by a condominium plan and condominium declaration.
(b) Condominiums are regulated in Vilas County to:
(i) Protect residents and non-residents and their use, values and enjoyment of property;
(ii) Protect public health, safety, comfort and general welfare;
(iii) Minimize traffic congestion through proper ingress and egress; and
(iv) Ensure conformance with applicable uses within the zoning districts in which a condominium is located.

(2) Condominium Creation
A condominium may be created within Vilas County pursuant to the procedures set forth in Chapter 703 of the Wisconsin Statues.

(3) Condominium Final Plat Approval and Condominium Preliminary Plat Review and Approval:
   (a) Prior notification of a condominium review shall be sent to the Town Clerk of all towns which do not have their own zoning ordinance. The County Board Supervisor of jurisdiction shall be notified in all instances of a review of a proposed condominium.
   (b) A preliminary condominium plat shall be submitted for review and approval by the Vilas County Zoning Administrator and Vilas County Zoning and Planning Committee.
   (c) The Vilas County Zoning and Planning Committee after initial review may provide, for the public, an informational meeting prior to preliminary approval.
   (d) Final condominium plats, final and preliminary condominium plat addenda, declaration and declaration amendments shall be submitted and approved by the Vilas County Zoning Administrator prior to recording condominium instruments with the Vilas County Register of Deeds.

(4) An addendum is required any time the condominium plat is substantially altered. A substantial alteration would include any encroachment into the common area or limited common element unless the plat specifies the common or limited common element may be use in another particular manner.

(5) Consecutively Numbered Units
All units shall be consecutively numbered on the plat (Unit numbers may not contain more than eight (8) numerals and must be unique throughout the condominium).

(6) Statutory Requirements
The final condominium plat shall be drafted in compliance with the requirements of Chapter 703, Wisconsin Statues.

(7) Unit Compliance with Zoning and Sanitary Ordinances
Each individual unit, when constructed, expanded or altered shall conform to the current applicable Vilas County Ordinances.

(8) Expansion Areas
All expansion areas shall be noted on the face of the plat.

History: *Amendment 85-199, Article V, Section 5.8(A) amended effective 5/11/2005*
Amendment 85-209, Article V, Section 5.8(A) amended effective 8/30/2006
Amendment 85-267, Article V, Section 5.6(A) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.6(A) amended effective 12/15/2025

(B) Definitions:

(1) Definitions for this section shall be as set forth in Chapter 703 of Wisconsin Statutes.

(2) Terms which are not defined in Wisconsin Statues shall be as defined in Article XI of this Ordinance.

(3) For the purpose of this section, "substantial changes" shall mean any changes which affect more than one unit, which increase or decrease the number of units, which alter a unit boundary, which alter the proposed or alternate POWTS areas, which provide additional structures greater than 100 square feet in area within the common or limited common element, or which substantially alter the layout or operation of the Condominium as determined by the Zoning Administrator.

History: *Amendment 85-209, Article V, Section 5.8(B) amended effective 8/30/2006*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.6(A) amended effective 12/15/2025

(C) Standards for New Construction:

(1) Introduction
Construction of new units on property to be part of a new condominium shall conform to the current Vilas County General and Shoreland Zoning, Private Sewage System, and Subdivision Control Ordinances.

(2) Alternative Suitability Requirements

(a) Proof of the availability of primary and alternate system areas for privately owned wastewater treatment systems (POWTS) for all units complying with the requirements of the Vilas County Private Sewage System Ordinance Chapter 15 and Wisconsin Administrative Code Chapter SPS 383 shall be provided and shown on the plat.

(b) Soil evaluation reports which conform to Wisconsin Administrative Code SPS 385.20 shall be submitted for each primary and alternate area.

(3) Height Limitation
All proposed structures shall meet the requirements of the Vilas County General Zoning Ordinance.

(4) Minimum Parcel Size
All new condominium parcels shall meet the minimum lot area and buildable lot area requirements as described in this and the Vilas County Shoreland Zoning Ordinances.

(5) Frontage and/or Width Requirements
All new condominium parcels shall meet the minimum frontage width and minimum lot width requirements as described in this and the Vilas County Shoreland Zoning Ordinances.

History: *Amendment 85-209, Article V, Section 5.8(C) amended effective 8/30/2006*
Amendment 85-267, Article V, Section 5.6(C) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.6(C) amended effective 12/15/2025

(D) Standards for Condominium Expansion:

(1) Introduction
Expansion condominium allows additional unit(s), additional property or both to be added to a condominium provided the additions are in accordance with the declaration, the Vilas County Zoning and Subdivision Control Ordinances, and Wisconsin Statutes.

(2) Alternative Suitability Requirements

(a) Proof of the availability of primary and alternate system areas for privately owned wastewater treatment systems (POWTS) for all units complying with the requirements of the Vilas County Private Sewage System Ordinance Chapter 15 and Wisconsin Administrative Code Chapter SPS 383 shall be provided and shown on the plat.

(b) Soil evaluation reports which conform to Wisconsin Administrative Code SPS 385.20 shall be submitted for each primary and alternate area.

(c) A report shall be submitted for all existing POWTS which meets the requirements of the Vilas County Private Sewage System Ordinance Section 15.25(3)(b)-(d) unless the POWTS are to be abandoned and replaced.

(d) All existing POWTS which do not meet the requirements of Wisconsin Administrative Code SPS 383 shall be replaced within one (1) year of the preliminary approval.

(3) Height Limitation
   (a) All newly constructed structures shall meet the requirements of the Vilas County General Zoning Ordinance.
   (b) All previously constructed structures shall meet the minimum requirements of the Vilas County General Zoning Ordinance at the time each structure was constructed.

(4) Minimum Parcel Size
   All expandable condominium parcels shall meet the minimum lot area and buildable lot area requirements as described in the Vilas County General Zoning and Vilas County Shoreland Zoning Ordinances.

(5) Frontage and/or Width Requirements
   All new condominium parcels shall meet the minimum frontage width and minimum lot width requirements as described in the Vilas County General Zoning and Vilas County Shoreland Zoning Ordinances.

(6) Expansion Requirements
   (a) All expandable condominiums must indicate the final total number and the approximate placement of the condominium units anticipated for the parcel.
   (b) Expandable condominiums cannot be added to conversion condominiums unless the combined conversion and expandable condominium complies with the minimum requirements for lot area, buildable lot area, frontage width and lot width requirements for the total number of units proposed.
   (c) Each expansion phase must receive both preliminary and final plat approval by the Vilas County Zoning Administrator to ensure that the expansion complies with the current ordinances in effect at the time of expansion.
   (d) If the final condominium plat for the expansion area substantially conforms to the layout approved on the preliminary expansion approval, it shall be entitled to approval with respect to such layout.

History: *Amendment 85-209, Article V, Section 5.8(D) amended effective 8/30/2006*
Amendment 85-267, Article V, Section 5.6(D) amended effective 6/1/2025
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.6(D) amended effective 12/15/2025

(E) Standards for Conversion Condominiums:

(1) Introduction
   (a) Conversion condominiums allow for a parcel of land with one or more existing structures to be converted to a condominium form of ownership.
   (b) Licensed resorts are allowed to maintain the dwelling unit density that may exist on a resort property.

(2) Alternative Suitability Requirement
   (a) Proof of the availability of primary and alternate system areas for privately owned wastewater treatment systems (POWTS) for all units complying with the requirements of the Vilas County Private Sewage System Ordinance Chapter 15 and Wisconsin Administrative Code Chapter SPS 383 shall be provided and shown on the plat.
   (b) Soil evaluation reports which conform to Wisconsin Administrative Code SPS 385.20 shall be submitted for each primary and alternate area.

(c) A report shall be submitted for all existing POWTS which meets the requirements of the Vilas County Private Sewage System Ordinance Section 15.25(3)(b)-(d) unless the POWTS are to be replaced or abandoned.
(d) All existing POWTS which do not meet the requirements of Wisconsin Administrative Code SPS 383 shall be replaced within one (1) year of the preliminary approval.

(3) Height Limitation
(a) All newly constructed structures shall meet the requirements of the Vilas County General Zoning Ordinance.
(b) All previously constructed structures shall meet the minimum requirements of the Vilas County General Zoning Ordinance at the time each structure was constructed.

(4) Parcel Size and Frontage Requirements
(a) Where existing single dwelling unit structure(s), and/or existing multiple-family dwelling unit structure(s), rental or non-rental, not part of a resort, are to be part of a condominium declaration, such property shall not be converted until a final condominium plat is approved by the Vilas County Zoning Administrator.
(b) All conversion condominiums parcels shall meet the minimum lot area, minimum buildable lot area, minimum frontage width and minimum lot width requirements ad described in the Vilas County General Zoning, Vilas County Shoreland Zoning and Vilas County Subdivision Control Ordinances.
(c) Zoning Compliance
A condominium plat shall not be approved for a resort which was not constructed in compliance with the County Zoning Ordinances applicable at the such resort was constructed, made alterations, or made additions unless corrections are made to comply with the applicable zoning regulation.
(d) Resorts shall not be converted until a final condominium plat is approved by the Vilas County Zoning Administrator.

History: *Amendment 85-199, Article V, Section 5.8(D) amended effective 5/11/2005*
Amendment 85-209, Article V, Section 5.8(D) amended effective 8/30/2006
Amendment 85-267, Article V, Section 5.6(E) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.6(E) amended 12/15/2025

(F) Commercial (Non-Residential) Condominiums:

(1) Will be subject to the requirements of the Vilas County Ordinances. They will be treated as principal structures.
(2) Will be limited to fifty (50) percent impervious surface area off water, except in Community Business District. Impervious surface requirements see Article III, Section 3.2(E).
(3) Lot areas and widths, structure sizes, setbacks, impervious areas, mitigation requirements, land disturbance areas, privately owned wastewater treatment system requirements, parking requirements, and any other construction or improvement shall conform to the requirements of any and all other applicable Vilas County Ordinances.

History: *Amendment 85-199, Article V, Section 5.8(F) amended effective 5/11/2005*
Amendment 85-209, Article V, Section 5.8(F) amended effective 8/30/2006
Amendment 85-267, Amendment 85-267, Article V, Section 5.6(F) amended effective 6/1/2021

(G) Land-Only Units (Building Pad Condominiums):

(1) Land-only units of property to be part of a condominium shall conform to Vilas County Ordinances.

(2) Land-only condominium regulations apply only where no structures have been constructed prior to recording the condominium declaration and plat.

(3) Land-only condominium does not apply where any unit is located above or below any other unit.

(4) POWTS Requirement

(a) Proof of the availability of primary and alternate system areas for privately owned wastewater treatment systems (POWTS) for all units complying with the requirements of the Vilas County Private Sewage System Ordinance Chapter 15 and Wisconsin Administrative Code Chapter SPS 383 shall be provided and shown on the plat.

(b) Soil evaluation reports which conform to Wisconsin Administrative Code SPS 385.20 shall be submitted for each unit.

(5) Minimum Parcel Size

All new condominium parcels shall meet the minimum lot area and minimum buildable lot area requirements as described in the Vilas County General Zoning and Vilas County Shoreland Zoning Ordinances.

(6) Frontage and/or Width Requirements

All new condominium parcels shall meet the minimum frontage width and minimum lot width requirements as described in the Vilas County General Zoning and Vilas County Shoreland Zoning Ordinances.

(7) Setback Requirements

Unit boundaries shall be treated as lot lines for the purposes of structure setbacks within land-only units.

History: *Amendment 85-209, Article V, Section 5.8(G) amended effective 8/30/2006*
Amendment 85-267, Article V, Section 5.6(G) amended effective 6/1/2021
Ordinance 2025-08, Article V, Section 5.6(G) amended effective 12/15/2025

(H) Condominium Preliminary Plat Requirements and Approval:

(1) Condominium preliminary plats are subject to the requirements of this Ordinances, the Vilas County Shoreland Zoning and Subdivision Control Ordinances, and Chapter 703 of Wisconsin Statutes.

(2) Prior notification of a proposed condominium shall be sent to the Town Clerk and County Board Supervisor of jurisdiction, the property owner, and applicable surveyor.

(3) A preliminary condominium plat shall be submitted to the Zoning Administrator for review, who will forward the plat to the Zoning and Planning Committee for approval.

(4) The Zoning and Planning Committee may provide an informational meeting for the public prior to preliminary approval.

(5) Preliminary condominium plats shall include and show the following elements:
   (a) The name of the condominium, which must be unique and shall match word for word the name on the declaration, and the type of condominium;
   (b) The county and municipality in which the property is located provided on each sheet of the plat;
   (c) Consecutively numbered sheets including the relation of that sheet number to the total number of pages;
   (d) Adjacent water bodies, section corners, public and private roads;
   (e) The boundary of the parcel to be dedicated as common areas for the condominium, including any expansion areas for expandable condominiums;
   (f) The location of all existing and proposed structures within the condominium;
   (g) The area of the total parcel in square feet. For expandable condominiums the area of each individual expansion area as well as the total must be shown;
   (h) Location and area calculation of all wetlands in square feet. For expandable condominiums the area of wetland in each individual expansion area as well as the total must be shown;
   (i) The frontage width of lake, pond, stream or watercourse frontage. For expandable condominiums the frontage width for each individual expansion area as well as the total must be shown;
   (j) Computations which verify compliance with the parcel size required by this Ordinance, including but not limited to lot area and buildable lot area;
   (k) Plans that show the location of each unit to be located on the property, including the approximate dimensions, floor area and location of each unit;
   (l) Location of all existing or proposed POWTS, and the location of all alternative replacement areas;
   (m) Existing easements which affect the condominium;
   (n) The minimum number of two (2) parking spaced for each unit, unless otherwise specified in Article VII or Article XII of this Ordinance;
   (o) The number of bedrooms per dwelling unit;
   (p) Existing structure expansion areas showing dimensions and square footage;
   (q) For expandable condominiums, the final number of units, the number of units in each individual expansion area, and the location of the units in each phase;
   (r) Existing and proposed water supply systems;
   (s) Areas of slopes greater than twenty (20) percent;
   (t) Impervious surface calculations;
   (u) Location of all limited common elements;
   (v) Certificate of a Registered Land Surveyor.

History: *Amendment 85-209, Article V, Section 5.8(H) amended effective 8/30/2006*
Amendment 85-267, Article V, Section 5.6(H) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.6(H), amended effective 12/15/2025

(I) Condominium Final Plat Requirements and Approval:

(1) Upon approval of the preliminary condominium plat by the Zoning and Planning Committee, the applicant shall submit a final condominium plat within one (1) year unless a written request for an extension is approved by the Zoning Administrator. The extension shall not be for more than 180 days.

(2) Condominium final plats are subject to the requirements of this Ordinance, the Vilas County Shoreland Zoning and Subdivision Control Ordinances, and Chapter 703 of Wisconsin Statutes.
(3) The final plat shall be submitted to the Zoning Administrator for approval prior to recording condominium instruments with the Vilas County Register of Deeds.
(4) The Zoning Administrator may require a final plat to be resubmitted as a revised preliminary plat if it is substantially different from the approved preliminary plat.
(5) Final condominium plats shall include and show the following elements:
  (a) The name and type of condominium;
  (b) The legal description of the property;
  (c) A boundary survey of the condominium;
  (d) The location of all current and proposed structures;
  (e) The size and location of all limited common elements;
  (f) The area available in square feet;
  (g) The water frontage width, if applicable;
  (h) The size and location of all proposed and alternate POWTS areas;
  (i) All units consecutively numbered;
  (j) Adjacent roads and water bodies;
  (k) Existing easements which affect the condominium;
  (l) The required number of designated parking spaces for each unit;
  (m) The number of bedrooms for each dwelling unit;
  (n) Wetland boundaries and areas;
  (o) Existing POWTS and water supply systems;
  (p) Certificates by the Owner and Registered Land Surveyor;
  (q) Plans showing the location of each unit to be located in the condominium which show the approximate dimensions, floor area, and location of each unit.
  (r) On the first sheet of the final plat, a blank area at least 3" x 3" retained for the Register of Deeds for recording purposes.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.6(I) amended effective 12/15/2025*

(J) Condominium Plat Amendments and Addendums:

(1) A condominium plat addendum may be made to any recorded condominium plat pursuant to the procedures set forth in Chapter 703 of Wisconsin Statues provided the amendment does not create any additional non-conformity with current applicable ordinances.
(2) Preliminary condominium plan addendums and final condominium plat addendums must be approved by the Zoning Administrator.
(3) If the condominium plat addendum amends a final condominium plat without providing substantial changes, the addendum may be submitted as a final plat and may be specific to the unit involved.
(4) If the condominium plat addendum amends a preliminary condominium plat without providing substantial changes, the addendum may be submitted as a final plat of the preliminary plat and may be specific to the unit involved.
(5) If the condominium plat addendum amends a final or preliminary condominium plat while providing substantial changes to the preliminary plat the addendum shall be submitted as a preliminary plat showing the entirety of the condominium.

(6) Any condominium plat addendums to a condominium plat which was recorded and has not had an addendum prior to August 1, 1978 shall be submitted as a preliminary plat which meets all the requirements for preliminary plats set forth in this Ordinance.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.6(J) added effective 12/15/2025*

(K) Administrator Requirements:

(1) The Zoning Administrator shall act upon the final plat within ten (10) working days of receiving the final plat be registered mail, certified mail, or receipted delivery to the Zoning Office.

(2) The Zoning Administrator may extend the review period upon written notice to the owner of the property or his agent.

(3) Failure to act upon the plat within ten (10) working days, or extension thereof, shall constitute an approval of the condominium plat approval.

(4) The Zoning Administrator shall act to approve, approve conditionally, or reject the submitted plat. Any conditions or reasons for rejection shall be stated in writing.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.6(K) added effective 12/15/2025*

(L) Town Ordinance Regulating Condominiums:

Nothing contained herein shall be construed to prohibit any town from enacting any Ordinance that would be more restrictive than the provisions contained herein provided the town Ordinance is not in conflict with any provisions hereof or any provisions in Chapter 703 of the Wisconsin Statutes and that the Ordinance is properly drawn up in compliance with Section 60.74 of Wisconsin Statues.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.6(J) renumbered Section 5.6(L) effective 12/15/2025.*

(M) Relationship of Structures to Unit Boundaries and Common Elements:

(1) All structures within a condominium must be placed within a vacant unit space or unit boundary unless specifically permitted under law or by the condominium declaration to be placed within the common area.

(2) No structure, or portion thereof, may be placed in the common element or limited common element of a condominium unless specifically permitted under law or by the condominium declaration.

History: *Amendment 85-134, Article V, Section 5.8 repealed and replace effective 5/17/1999*
Amendment 85-146, Article V, Section 5.8 revised throughout effective 12/19/1999
Amendment 85-267, Article V, Section 5.8 renumbered to Section 5.6 effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.8(M) created effective 12/15/2025

5.7 FENCES

(A) Fence Permits

(1) Zoning Permit Required

(a) All permanent fences six (6) feet in height or less.

(b) All permanent fences up to twelve (12) feet in height and located greater than or equal to fifteen (15) feet from the property boundary line.

(2) Conditional Use Permit Required

(a) All permanent fences over six (6) feet in height and located less than fifteen (15) feet from the property boundary line.

(b) All permanent fences greater than twelve (12) feet in height.

(3) Exception
No permit will be required for a farm fence. A farm fence may be constructed of woven or barbed wire, according to Wisconsin Statutes. Garden fences, in order to restrict animals, have no height limitation.

History: *Amendment 85-209, Article V, Section 5.12(A) amended effective 8/30/2006*
Amendment 85-267, Article V, Section 5.7(A) amended effective 6/1/2021

(B) Fence Provisions:
(1) A solid or privacy fence can be a maximum of six (6) inches off the ground for sites with uneven landscape.

History: *Ordinance 2025-08, Amendment 85-283, Section 5.7(A)(4) renumbered Section 5.7(B) effective 12/15/2025*

(C) Fence Measurements
Fence height and setback measures shall be as follows:
(1) Fence Height Measurements
(a) Fence height shall be measured from the ground surface to the top of fence along length of fence for level ground.
(b) For sloping sites or uneven ground please contact the Zoning Office and Zoning staff will review documentation, fence location, and provide a basis on how to measure for a height determination.
(2) Setback Measurements
(a) Shoreline setback shall be measured from the closes point of the Ordinary High-water Mark (OHWM) landward to the location of the fence.
(i) No fences are permitted between 0 and 75 feet from the shoreline, unless exempted by Section 5.7(A)(3) above or Wis. Stat. §59.692(1n)(d)7.
(b) Side yard setbacks shall be measured from the property boundary line.
(i) Fences six (6) feet or less in height may be located on the property line. It is important to erect fences so they are maintained without trespass.
(c) For lots abutting roads, setbacks shall be measured and established according to local, county, or state regulations.

History: *Amendment 85-199, Article V, Section 5.12(B) amended effective 5/11/2005*
Amendment 85-209, Article V, Section 5.12(B) amended effective 8/30/2006
Amendment 85-267, Article V, Section 5.7(B) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.7(B) renumbered to Section 5.7(C) effective 12/15/2025

(D) Temporary Fences
Temporary fences are allowed without obtaining a zoning permit provided they comply with the requirements of Section 5.7(A)(3) and Section 5.7(C)(2) and meet all requirements of permanent fences. All other temporary fences require a zoning permit as a minimum requirement and may require a conditional use permit if the use of the temporary fence is detrimental to or endangers the public health, safety, comfort or general welfare.
(1) Temporary Fence Height
(a) Temporary fences are limited to a maximum of six (6) feet in height.
(2) Removal of Temporary Fences
(a) Temporary fences shall be removed on an annual basis and shall remain removed compatible with the purpose of the fence.

(3) Determination of Permanent Use vs. Temporary Use
   (a) In cases where the use of a fence has appeared to change from a temporary use to a permanent use, the Zoning Administrator has the responsibility and authority to determine whether the use is temporary or permanent and can:
      (i) Require removal of the fence; and/or
      (ii) Require the owner of the property to properly permit the fence provided the fence can meet all requirements to be permitted.
      (iii) When determining whether a fence is permanent or temporary, the Zoning Administrator and/or his assistants or deputies shall document the fence, location, and circumstances surrounding the fence and provide a basis as to how the determination was made.

Note: *This is to allow discretion out of the ordinary.*
History: *Amendment 85-113, Section 5.12 created effective 1/20/1998*
Amendment 85-267, Amendment 85-283, Article V, Section 5.12 renumbered to Section 5.7 effective 6/1/2021

5.8 FOREST MANAGEMENT AND TREE REMOVAL

(A) The use best management practices (BMPs) as set forth in "Wisconsin's Forestry Best Management Practices for Water Quality" shall be the minimum standards in forest management in Vilas County.

(B) Forest management conducted as part of Wisconsin managed forest tax programs including Forest Crop Law, Woodlands Tax Law, and Managed Forest Law shall meet the standards set forth in the rules and regulations for those programs.

(C) Notice of harvesting must be provided to the County Clerk as required by Wis. Stats. §26.03.

History: *Amendment 85-199, Article V, Section 5.13 created effective 5/11/2005*
Amendment 85-267, Article V, Section 5.13 renumbered to Section 5.8 effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.8(A)-(C) amended effective 12/15/2025

5.9 GARAGES

(A) No habitation is permitted. A change of use permit and conformance with Zoning District requirements are required to convert a garage to a habitable structure.

(B) Height Requirements for Garages:
   (1) Detached garages: 25 feet mean height.
   (2) Attached to habitable structure: 35 feet mean height.

(C) Setbacks:
   (1) Setbacks shall be in accordance with Article IV of this Ordinance.
   (2) 15 feet from side and rear lot lines, garage attached to habitable structure.
   (3) 75 feet from Ordinary High Watermark.
   (4) Road & highway setbacks per Article III, Section 3.2(F) of this Ordinance.

History: *Ordinance 2025-08, Article V, Section 5.9(C) amended effective 12/15/2025*

(D) Garages on lots with no principal structure:
One garage or accessory storage building is permitted on a lot prior to the erection of a principal structure subject to the following restrictions:
(1) No private onsite waste treatment system (septic system) may be connected to the building.
(2) There shall be no patio doors, garage and service doors only.
(3) No decks, dormers, patios or porches are permitted.
(4) Recreational vehicles are not considered principal structures for the purpose of this section.

History: *Amendment 85-267, Article V, Section 5.9 created effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.9(D) amended effective 12/15/2025

5.10 GUN CLUBS AND SHOOTING RANGES

(A) Conditional Use Permit Required:
All gun clubs and shooting ranges are conditional uses, the applicant will be required to provide a site and operation plan with setbacks and a narrative considering the following:
(1) Potential hazards to adjacent uses.
(2) Topography and ground cover.
(3) Noise.
(4) Parking.
(5) Hours of operation.
(6) Location to residences and other structures.

History: *Amendment 85-267, Article V, Section 5.10(A) amended effective 6/1/2021*

(B) Location:
The firing of rifles, shotguns, or dangerous weapons within a gun club or shooting range shall not be permitted directly towards or over navigable waters, public or private roads or drives, towards any building or structure nor directly towards any population concentration located within one and a half miles. There shall be:
(1) An adequate shortfall or bullet/impact of rifled arms and all dangerous weapons area.
(2) A defined firing line or firing direction.
(3) Adequate target backstops for firing of rifled arms and all dangerous weapons.

History: *Amendment 85-267, Article V, Section 5.10(B) amended effective 6/1/2021*

(C) Posting:
Shooting ranges shall be clearly identified by sings not less than four square feet in gross area at intervals of not less than 25 yards around the perimeter and shall be maintained in a legible condition.

(D) Indoor gun clubs and shooting ranges:
Indoor gun clubs and shooting ranges shall meet the requirements for indoor recreation and all State and Federal requirements.

History: *Amendment 85-267, Article V, Section 5.10(D) created effective 6/1/2021*

(E) All structures require a zoning permit.

History: *Amendment 85-267, Article V, Section 5.10(E) created effective 6/1/2021*
Amendment 85-267, Article V, Section 5.7 renumbered to Section 5.10 effective 6/1/2021

5.11 HOTELS AND MOTELS

(A) Lot size for hotels and motels shall have a minimum of 60,000 square feet.

History: *Amendment 85-209, Article V, Section 5.9(A) amended effective 8/30/2006*
Amendment 85-267, Article V, Section 5.11(A) amended effective 6/1/2021

(B) Hotels and motels shall include the base minimum requirements for each hotel and/or motel structure. Sizing of a hotel/motel is based on two (2) percent of the base minimum for each bedroom created. A single hotel/motel room shall be considered a single bedroom.

History: *Amendment 85-267, Article V, Section 5.11(B) amended effective 6/1/2021*

(C) The square foot base area of a single-story structure and parking area shall not exceed fifty (50) percent of the required minimum lot area.

History: *Amendment 85-267, Article V, Section 5.9 renumbered to 5.11 effective 6/1/2021*

5.12 JUNK AND SALVAGE YARDS

(A) Conditional Use Permit Required:
All junk and salvage yards are Conditional Uses and require a Conditional Use Permit.

(B) Setbacks:
Junk and salvage materials shall not be located within:
(1) 60 feet from a public road, street or highway right-of-way;
(2) 20 feet from an easement road;
(3) 100 feet from a side or rear property line;
(4) 300 feet from a lake, pond, stream or any watercourse.

History: *Amendment 85-267, Article V, Section 5.12(B) amended effective 6/1/2021*

(C) General Provisions:
(1) All junk and salvage yards shall be enclosed by a berm with a fence, thick vegetated screen or screening from a tall solid fence.
(2) Materials shall not be visible from other properties in the vicinity of the site and also not visible from a public right-of-way such as roads, streets, highways and waterways.
(3) A fence and/or vegetated screen shall be maintained. Screening can be made of natural plants or constructed of wood or plastic, or any other recognized blocking/fencing materials that form a solid barrier.
(4) Junkyards and recycling centers shall have a minimum fence height of ten (10) feet and a maximum of twenty (20) feet and will not require a separate conditional use permit.
(5) Junk and/or salvage materials shall not be piled higher than fence height.

History: *Amendment 85-119, Article V, Section 5.4(C) amended effective 4/2/1998*
Amendment 85-267, Article V, Section 5.12(C) amended effective 6/1/2021

(D) Firebreak:
(1) An unobstructed firebreak shall be maintained twenty (20) feet in width surrounding any junk or salvage yard.
(2) For purposes of enforcement, a firebreak shall be an area void of vegetation over twelve (12) inches in height or any manufactured combustible materials.

(E) Zoning Permits are required for all structures and fences

History: *Amendment 85-267, Article V, Section 5.12(E) amended effective 6/1/2021*
Amendment 85-267, Article V, Section 5.4 renumbered Section 5.12 effective 6/1/2021

5.13 LAND SPREADING OF PETROLEUM CONTAMINATED SOILS PROHIBITED

(A) No person shall deposit on lands located in Vilas County any soil contaminated by petroleum products. These restrictions do not apply to:
- (1) The temporary stockpiling of petroleum contaminated soil prior to approved remediation or disposal;
- (2) The stockpiling of petroleum contaminated soil at the site where the contamination occurred, for purposes of Wisconsin DNR approved bio-remediation.
- (3) Landfills and asphalt hot-mix plants properly licensed for the disposal or remediation of petroleum-contaminated soils.

(B) Any person violating this section shall cease such activity and shall remove and soil placed in violation of this ordinance.

(C) Any person violating this section shall also be subject to a forfeiture of no less than $1,000 plus costs.

History: *Amendment 85-267, Article V, Section 5.11 renumbered Section 5.13 effective 6/1/2021*

5.14 MANUFACTURED AND MOBILE HOMES

(A) Individual manufactured homes and mobile homes are permitted in all residential classifications of the Vilas County Zoning Ordinance subject to the requirements of those classifications, and subject to the following minimum requirements:
- (1) All manufactured homes must be constructed with a pitched roof;
- (2) The structure shall be anchored per manufacturer recommended requirements;
- (3) Subject to the requirements set forth in the provisions of Wisconsin Administrative Code, 42 U.S.C. 5401-5426 and the Manufactured Housing Improvement Act of 2000;
- (4) The space between the ground and first level occupied or used for living purposes shall be enclosed with properly treated all-weather materials compatible in design and appearance with the exterior of the structure.
- (5) Placement Requirements:
  - (a) Manufactured homes to which a garage, carport, or enclosed space has been attached shall be permanently attached to footings on foundations which meet the requirements of:
    - (i) If the manufactured home was built prior to April 1, 2007 then installation standards are governed by provisions of SPS 321.40.
    - (ii) If the home was built on or after April 1, 2007 then the federal model installation standard as adopted by Wisconsin applies.
    - (iii) Wisconsin Administrative Code SPS 321. Such homes shall be permanently attached to their footings or foundations pursuant to the manufacturer's installation instructions.

(b) Mobile homes and manufactured homes wo which a carport, garage, or other enclosed space has not been attached shall be set in place at the site in accordance with the manufacturer's installation instructions, if available, otherwise pursuant to accepted industry standards.

(6) All manufactured homes shall have as exterior siding any material that is non-corrosive.

History: *Amendment 85-267, Article V, Section 5.14(A) amended effective 6/1/2021*

(B) Requirements for Manufactured Home Parks, Mobile Home Parks and Manufactures Home Communities:

(1) Minimum lot area:
Minimum lot area shall be five (5) acres.

(2) Density:
(a) Sewered lot:
6 manufactured homes/mobile homes per acre.
(b) Unsewered lot:
4 manufactured homes/mobile homes per acre.

(3) Minimum lot width:
300 feet road and/or water frontage.

(4) Access:
(a) A minimum of two (2) vehicular access points from public roads, streets or highways are required.
(b) Individual sites may not have direct access to public roads.

(5) Buffer zone:
(a) The outer boundaries shall contain a twenty (20) foot buffer zone consisting of a greenbelt with trees and shrubs.
(b) No manufactured home or mobile home shall be placed within twenty (20) feet of the park boundary line.
(c) No POWTS shall be located in the buffer zone.
(d) No structures shall be located in the buffer zone.

(6) Site numbering:
All sites shall be numbered and corners marked so setbacks can meet site plan requirements and compliance with SPS 326.12, SPS 381 to 387 and Vilas County Ordinances.

(7) Setbacks:
(a) No mobile or manufactured home site shall be within twenty (20) feet of the outer boundary of the park.
(b) Mobile or manufactured homes and any attached structures may not be located within fifteen (15) feet of any site boundary line.
(c) Accessory structures may not be located within five (5) feet of any site boundary line.

(8) Road setback:
No site shall be within the public road setback as set forth in Article III, Section 3.2(F) of this Ordinance.

(9) Ordinary high watermark setback to a navigable body of water:
No site shall be located within 75 feet of the ordinary high water mark of a body of water

(10) Building height limits:
(a) A principal building may not exceed 35 feet mean height.
(b) Accessory buildings may not exceed 15 feet mean height, garages as specified in Article V, Section 5.9(B).

(11) Occupied site area:
No more than forty (40) percent of the site area may be occupied by structures and parking areas.

(12) Recreation areas:
(a) In all parks there shall be one or more recreation areas, easily accessible to all park residents and maintained by the park owner.
(b) Recreation areas shall not be less than eight (8) percent of the gross site area.

(13) Sale of sites prohibited:
Individual home sites shall not be sold or transferred.

(14) Home sales:
Commercial sale of mobile or manufactured homes within a park is prohibited unless the home is on an individual site.

(15) Other structures:
The park management may construct a structure for:
(a) Storage of service equipment.
(b) Park office.
(c) Other purposes accessory to the operation of the park.
(d) A clubhouse as set forth in Section 5.3 of this Ordinance.
(e) Recreational structures whose use is limited to park tenants.

(16) Drainage:
(a) All parks shall be located on a well-drained area, not subject to intermittent flooding.
(b) The premises shall be graded to prevent accumulation of drainage or storm water in areas which may create hazards to the health and safety of park occupants.
(c) No site or park improvement shall be located within a Special Flood Hazard Area (SFHA).
(d) Exposed ground surfaces in a parking area shall be paved or covered with stone screening, other solid materials, or protected with vegetative growth capable of preventing soil erosion and eliminating objectionable dust.

(17) Parking:
Every home site shall be provided with two (2) off-street parking spaces.

(18) Utilities:
Control instrumentation and substations shall be screened.

History: *Amendment 85-199, Article V, Section 5.1(B) amended effective 5/11/2005*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.14 (B) amended effective 12/15/2025

(C) Responsibilities of Park Management:

(1) The person to whom a permit for a park is issued shall operate the park in compliance with this Ordinance, the Vilas County Private Sewage System Ordinance, Wisconsin Administrative Code Chapters SPS 381-387 and SPS 326, shall provide adequate supervision and shall maintain the park and its facility in a clean and sanitary condition.

(2) The park management shall notify the park occupants of all provisions of this Ordinance. A copy of Article V, Section 5.14 of the Vilas County General Zoning Ordinance and Chapter SPS 362 of the Wisconsin Administrative Code shall be available for inspection by park residents in the park office.

(3) The park management shall be responsible for the securing of any tie-down anchors for each home.

(4) The park management shall be responsible for maintaining all private roads and drives within the park in a safe and dust-free condition.

History: *Amendment 85-267, Article V, Section 5.14(C) added effective 6/1/2021*

(D) Zoning Permits and Plan Drawings:

(1) A zoning permit shall be required for the creation or expansion of a manufactured home park unless a Conditional Use Permit is required under Article IV of this Ordinance.

(2) All structures places or erected within a manufactured home park shall require a separate zoning permit.

(3) If a permit if requested for a new manufactured home park, or the expansion of an existing manufactured home park, a plan drawing of the entire proposed and existing park shall be submitted with the application showing all sites with the site numbers and borders, roads, structures, buffer zones, water sources, sanitation facilities, drainage, and other necessary improvements or planned amenities. Such plan shall be forwarded on to County and local municipal services in order to facilitate emergency response.

History: *Amendment 85-267, Article V, Section 5.14(D) created effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.14(D) amended effective 6/1/2021

(E) POWTS may not be individually owned by park occupants and must be owned and operated by park management.

History: *Amendment 85-267, Article V, Section 5.14(E) created effective 6/1/2021*
Amendment 85-267, Article V, Section 5.1 renumbered Section 5.14 effective 6/1/2021

5.15 METALLIC AND NON-METALLIC MINERAL EXTRACTION

(A) Metallic Mineral Extraction:

All exploration, prospecting, and mining activities and any other activities related to metallic mineral extraction are subject to the requirements specified in this Ordinance and in the Vilas County Metallic and Non-Metallic Mining Ordinances.

History: *Amendment 85-267, Article V, Section 5.15(A) amended effective 6/1/2021*

(B) Non-Metallic Mineral Extraction

(1) Conditional Use Permit Required:
All non-metallic mineral exploration, extraction and processing operations including, but not limited to, exploration drilling, blasting, excavating, and other types of removal of mineral resources, and washing crushing and processing of mineral resources, the erection of buildings and the installation of necessary machinery used in said extraction or processing, and the preparation of hot blacktop mix and ready-mix concrete are conditional uses and require Conditional Use Permits unless subject to paragraph nine (9) or ten (10) below.

(2) District requirements:
All activities as set forth in paragraph one (1) above shall conform to the permitted or conditional uses for the applicable Zoning District as set forth in Article IV of this Ordinance.

(3) Lot size requirement:
The minimum lot size for all non-metallic mines shall be five (5) acres.

(4) Plan:
An application for a Conditional Use Permit for non-metallic mineral extraction shall be submitted by the owner or their agent and shall include the following:
(a) An adequate description of the operation;
(b) A plan of the site showing the proposed and existing roads;
(c) A plan showing the sources, quantity and disposition of water to be used;
(d) Estimated dates for commencement and completion of the extraction;
(e) Estimated commencement and completion dates for the reclamation;
(f) Any other information as may be necessary to determine the nature of the operation and the effect to the surrounding area.

(5) Reclamation plan:
A reclamation plan shall be submitted which is in accordance with all applicable requirements of:
(a) Vilas County Non-Metallic Mining Reclamation Ordinance;
(b) Wisconsin Administrative Code NR 135;
(c) Wisconsin Administrative Code NR 340;
(d) Chapter 30 of Wisconsin Statutes;
(e) Financial assurance shall be submitted to the Vilas County Zoning and Planning Department.

(6) Financial assurance:
Financial assurance shall be provided in accordance with all applicable requirements of:
(a) Vilas County Non-Metallic Mining Reclamation Ordinance;
(b) Wisconsin Administrative Code NR 135;
(c) Wisconsin Administrative Code NR 340;
(d) Chapter 30 of Wisconsin Statues;
(e) Financial assurance shall be submitted to the Vilas County Zoning & Planning Department.

(7) Length of operation:
An application for a Conditional Use Permit for a non-metallic mineral extraction operation or for a hot mix blacktop mix plant or ready-mixed concrete plant, shall be for a period of time stated in the application or as modified by the Zoning Committee. Modification of the application or reclamation plan may be permitted or additional conditions may be required upon application.

(8) Non-conforming uses:
All existing non-metallic mineral extraction operations shall be considered non-conforming uses and may be continued providing that they have been worked prior to the date of adoption of this Ordinance and they have been registered with the Vilas County Zoning office within one (1) year of the date of the adoption of the Non-Metallic Mining Ordinance.

(9) Exceptions for agricultural practices:
Conditional Use Permits are not required for land leveling activities or conservation practices on agricultural land and where fill material or aggregate is removed from the property as an incidental activity.

(10) Portable mixing plants:
Portable cement batch or mixing plants, or portable hot mix blacktop plants used in connection with a highway improvement or construction project does not require a Conditional Use Permit. Material produced by such a plant shall be used only for the designated project, and sale or use of material for any other location will require a separate Conditional Use Permit.

(11) Buffer strips:
The outer boundaries of all non-metallic mineral extraction sites shall include a fifty (50) foot buffer zone consisting of a landscaped greenbelt of coniferous trees. Where mature existing vegetation presently screening the site exists, the non-coniferous species do not need to be removed, but any new planting shall be coniferous species.

History: *Amendment 85-139, Article V, Section 5.6 created effective 6/16/1999*
Amendment 85-267, Article V, Section 5.6 renumbered to Section 5.15 effective 6/1/2021
Amendment 85-267, Article V, Section 5.15(B) amended effective 6/1/2021

5.16 PONDS (ARTIFICIALLY CREATED)

(A) A zoning permit shall be required for ponds in the following cases:

(1) Any pond greater than 1,600 square feet shall require a zoning permit and shall comply with setbacks for structures as required in this Ordinance.

(2) For any pond which, through the process of digging, excavating, or scraping, creates spoils which are stockpiled on-site or removed from the property and affect more than one (1) acre of area shall require a nonmetallic mining permit and must comply with all mining regulations within this Ordinance, the Vilas County Nonmetallic Mining Reclamation Ordinance, and Wisconsin Administrative Code NR 135.

(3) For any pond constructed within a shoreland area a Shoreland Alteration Permit and Erosion Control Plan shall be required.

(B) Construction of ponds:
(1) All spoil material removed from the pond shall be thin spread, less than twelve (12) inches in thickness, on upland portions of the parcel.
(2) All disturbed areas associated with pond construction shall be stabilized.
(3) Sites within the jurisdiction of shoreland/wetland and/or floodplain zoning regulations shall have to comply with said regulations.

(C) Pond construction proposal:
All ponds which require a zoning permit shall submit a plan and description. Plans and descriptions shall include:
(1) Size of pond;
(2) Location on site;
(3) Setbacks;
(4) Other existing or planned water features on the site;
(5) Spoil spreading locations;
(6) Disturbed land reclamation;
(7) Property description;
(8) Site stability;
(9) Erosion control and stormwater plans, if needed; and
(10) Construction timing.

History: *Amendment 85-267, Article V, Section 5.16 created effective 6/1/2021*

5.17 PRIVATE EASEMENT ROADS

The structure setback from a private driveway easement or private road used for ingress and egress to a structure or tax parcel shall be as follows:

(A) No structure shall be placed within a recorded easement area or within fifteen (15) feet from the edge of the roadway (traveled or existing).

(B) This setback may be reduced with written consent of all property owners to which the easement rights are granted. Such written consent shall be forwarded to the Vilas County Zoning and Planning Department and kept on file.

History: *Amendment 85-267, Article V, Section 5.17 created effective 6/1/2021*
Ordinance 2025-08, Article 85-283, Article V, Section 5.17 amended effective 12/15/2025

5.18 PRIVIES

(A) Privies shall have an enclosed structure which meets the following requirements:
(1) Minimum height: 6 feet.
(2) Minimum width: 4 feet.
(3) Must have a floor, a roof and four (4) walls, one of the walls with a door.
(4) Be provided with a suitable approach such as concrete, gravel or cinder walk.
(5) Meet all requirements under Wisconsin Administrative Code SPS 391.12 and Chapter 15, Vilas County Private Sewage System Ordinance.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.18(A) amended effective 12/15/2025*

(B) Privies shall meet the following setback requirements:
(1) Well setback: 50 feet
(2) Dwelling: 25 feet
(3) Lot line: 25 feet
(4) A slope twenty (20) percent or greater: 20 feet
(5) Ordinary High-water Mark of a water body: 75 feet
(6) Another property owner's residence or dwelling: 250 feet

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.18(B) amended effective 12/15/2025*

(C) A Vilas County Sanitary Permit is required in accordance with Chapter 15, Vilas County Private Sewage System Ordinance Section 15.22.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.18(C) amended effective 12/15/2025*

(D) A Vilas County zoning permit is required to build a privy structure.

History: *Amendment 85-267, Article V, Section 5.18 created effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.18(D) amended effective 12/15/2025

5.19 RELAXATION OF STANDARDS FOR PERSONS WITH DISABILITIES

(A) The Zoning Administrator or their designee may issue a permit to relax dimensional standards or this Ordinance in order to provide a reasonable accommodation for persons with disabilities as required by provisions of Federal and State law. Such a relaxation shall be the minimum necessary to be consistent with Federal guidelines for accommodation of persons with disabilities and where practicable, be terminated when no longer used by the disabled person, or the person vacates the property or the structure ceases to be a public accommodation. A person applying for a permit for construction under this section shall establish:
(1) Prove the facility or premises are routinely used by a disabled person;
(2) Communicate the nature and extent of the disability; and
(3) Relaxation of the request is the minimum necessary to provide reasonable use of the facility by a disabled person.
(4) An affidavit for the reasonable accommodation shall be filed with the Register of Deeds.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.19(A) amended effective 12/15/2025*

(B) If the Zoning Administrator or their designee denies a permit requesting an accommodation under this subsection, the denial may be appealed to the Board of Adjustment pursuant to Article X.

History: *Amendment 85-267, Article V, Section 5.19 created effective 6/1/2021*

5.20 STORAGE RENTAL UNITS

Storage rental units shall meet the following requirements:

(A) Indoor storage space (structures):

(1) The side and rear lot line boundaries shall contain a fifteen (15) foot buffer zone consisting of a greenbelt with coniferous trees and shrubs.

(2) All storage rental unit structures shall be located at least thirty (30) feet from any lot boundary.

(3) All storage rental unit structures shall be located at least twenty (20) feet from all other structures.

(4) Maximum impervious surface fifty (50) percent on non-shoreland lots.

(a) Exemption to impervious surface limits requires submission of a stormwater mitigation management plan. Impervious surface requirements, see Article III, Section 3.2(E).

(5) No storage rental unit shall exceed a twenty-five (25) foot mean height.

(6) No habitation allowed.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.20(A) amended effective 12/15/2025*

(B) Outdoor storage space:

(1) A six (6) foot security fence minimum height, surrounding outdoor storage area.

(2) The side and rear lot line boundaries shall contain a fifteen (15) foot buffer zone consisting of a greenbelt with coniferous trees and shrubs.

(3) Maximum impervious surface fifty (50) percent on non-shoreland lots. See Article III, Section 3.2(E).

(4) Twenty (20) feet height stacking restriction.

(5) Outdoor storage is limited to licensed operable vehicles.

(6) Outdoor storage spaces/units cannot be sold.

(7) Outdoor storage shall be kept neat, clean and in an orderly manner.

(8) No habitation allowed.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.20(B) amended effective 12/15/2025*

(C) No other activity other than storage rental is to take place, without meeting Vilas County Ordinances.

(D) The minimum lot size for multiple storage rental unit types or structures shall be three (3) acres.

History: *Amendment 85-267, Article V, Section 5.20 created effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.20(D) added effective 12/15/2025

5.21 TOXIC WASTE DISPOSAL

Toxic and/or hazardous wastes such as: Pesticides, acids, caustics, and pathological radioactive, flammable, explosive or similar harmful chemical wastes requiring special handling and disposal shall not be permitted to be transported into Vilas County from other counties in Wisconsin or from other states for disposal or storage.

History: *Amendment 85-199, Article V, Section 5.5 created effective 5/11/2005*
Amendment 85-267, Article V, Section 5.5 renumbered Section 5.21 effective 6/1/2021
Amendment 2025-08, Amendment 85-283, Article V, Section 5.21 amended effective 12/15/2025

5.22 SIGNS AND LIGHTING

(A) Signs may be regulated by the State of Wisconsin or the local town board.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.22 amended effective 12/15/2025*

(B) Towns may regulate lighting within their boundaries.

History: *Amendment 85-199, Article V, Section 5.22 created 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.22(B) amended effective 12/15/2025

5.23 TREEHOUSES

(A) Prohibited if tree is on protected list (This restriction if also called a Tree Preservation Order).

(B) Maximum mean height: 20 feet measured from grade.

(C) Maximum size: 256 square feet.

(D) Setback from lot line: 20 feet.

(E) Permanent electrical or water connections are prohibited, without a change of use permit. Installation of these connections will cause a structure to become a principal structure and all requirements of the district in which it is located will become effective.

(F) Setback from OHWM: 75 feet.

(G) Road setback shall be in accordance with Article III, Section 3.2(E) of this Ordinance.

(H) Structures less than 64 square feet do not require a zoning permit.

History: *Amendment 85-267, Article V, Section 5.23 created effective 6/1/2021*

5.24 WAREHOUSES

(A) Warehouse Classifications:

(1) Class I – Less than 10,000 square feet of floor space.
(2) Class II – 10,000 square feet or over, but less than 50,000 square feet of floor space.
(3) Class III – 50,000 square feet or over, but less than 100,000 square feet of floor space.
(4) Class IV – 100,000 square feet or over, but less than 150,000 square feet of floor space.
(5) Class V – 150,000 square feet or over of floor space.

(B) Setbacks:

(1) Class I – Fifteen (15) foot setback from side and rear lot lines.
(2) Class II – Twenty (20) foot setback from side and rear lot lines.
(3) Class III – Twenty-five (25) foot setback from side and rear lot lines.
(4) Class IV – Thirty (30) foot setback from side and rear lot lines.
(5) Class V – Fifty (50) foot setback from side and rear lot lines.

History: *Amendment 85-267, Article V, Section 5.24(B) amended effective 6/1/2021*

(C) Warehouses are not permitted in Single Family Residential, Residential/Lodging, Multiple Family Residential, Residential/Recreation, Wooded Residential and Rural Residential/Light Mixed Use Districts. They are permitted in other zoning districts with a Conditional Use Permit, except Industrial District where they are a permitted use.

History: *Amendment 85-267, Article V, Section 5.24(C) amended effective 6/1/2021*

(D) Height Requirements:

(1) If a warehouse is a principal structure the maximum height shall be thirty-five (35) feet.

(2) In all other instances, the maximum height shall be twenty-five (25) feet.

(E) The operator shall obtain a warehouse keepers license as set forth in Wisconsin State Statues.

History: *Amendment 85-267, Article V, Section 5.24(E) amended effective 6/1/2021*
Amendment 85-267, Article V, Section 5.10 renumbered Section 5.24 effective 6/1/2021

5.25 WETLANDS

(A) The setback for all structures from a wetland shall be ten (10) feet.

(1) Exemptions:

(a) Driveway or paths which are perpendicular to the wetland edge for which necessary crossing or fill permits have been issued by the Department of Natural Resources.

(b) Boardwalks or piers used to cross the wetland area as permitted by the Department of Natural Resources.

(c) Any other structures permitted or exempted by Statute, Wisconsin Administrative Code, or Vilas County Ordinances.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.25(A) amended effective 12/15/2025*

(B) Wetlands shall have all uses as set forth in Article X of the Vilas County Shoreland Zoning Ordinance.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.25(B) amended effective 12/15/2025*

(C) No lot or parcel shall be created which does not meet the following requirements:

(1) Lots or parcels 1.5 acres or larger in size shall have fifty (50) percent of the minimum lot area located outside of a wetland as depicted on the most precise Wisconsin Department of Natural Resources mapping or a wetland delineation completed by a qualified professional wetland delineator.

(2) Lots or parcels less than 1.5 acres in size shall have ninety (90) percent of the minimum lot area located outside of a wetland as depicted on the most precise Wisconsin Department of Natural Resources mapping or a wetland delineation completed by a qualified professional wetland delineator.

(3) The requirements set forth in this subsection may be waived by the Vilas County Zoning and Planning Committee.

History: *Amendment 85-267, Article V, Section 5.25 created effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article V, Section 5.25(C) effective 12/15/2025

5.26 COTTAGE PARK

(A) Plans and permits:
(1) A plan drawing of the proposed park must be submitted to the Vilas County Zoning Office with an application showing the lot, sites, roads, location of water sources, proposed POWTS locations, and other park improvements.
(2) Zoning permits are required for all individual structures within cottage parks.

(B) Minimum lot area:
The minimum lot area for a cottage park shall be five (5) acres.

(C) Density:
(1) The maximum density of sites within a cottage park served by municipal sewer shall be six (6) sites per acre.
(2) The maximum density of sites within a cottage park served by POWTS shall be four (4) sites per acre.
(3) No site shall include more than one habitable structure.

(D) Minimum width:
(1) The minimum road and water frontage widths for each cottage park shall be 300 feet.
(2) An additional 75 feet of water frontage with is required for each acre above five (5).

(E) Buffer zone:
(1) The outer boundary shall contain a thirty (30) foot buffer zone consisting of a greenbelt with mature trees and shrubs.
(2) No POWTS shall be located within the buffer zone.
(3) No structures shall be located within the buffer zone.

(F) Setbacks:
(1) Each site shall be set back thirty (30) feet from the outer boundary or the cottage park.
(2) The principal and all attached structures shall be set back at least fifteen (15) feet from the site boundary.
(3) Accessory structures shall be set back at least five (5) feet from the site boundary.

(G) Building height limitations:
All structures located within cottage park sites shall be limited to fifteen (15) feet mean height.

(H) Building size and number limitations:
(1) No site shall contain more than one (1) principal structure.
(2) The cumulative footprint of all accessory structures within a site shall not exceed the size of the principal structure.
(3) The total area of each site covered by structures and driveways shall not exceed forty (40) percent of the site area.
(4) No principal structure shall exceed 960 square feet in size.

(I) Other structures:
Park management may construct a structure for:
(1) Storage of maintenance and service equipment;
(2) A park office;
(3) Other purposes accessory to the operation of the park;
(4) A clubhouse as set forth in Section 5.3 of this Ordinance;
(5) Recreational structures whose use is limited to park tenants.

(J) Land division or condominium creation:
Division of a parcel permitted as a cottage park, or conversion of a parcel permitted as a cottage park to a condominium form of ownership, shall meet the density requirements as set forth in Article IV of this Ordinance, the Vilas County Shoreland Zoning Ordinance, and the Vilas County Subdivision Control Ordinance for new structures, and the standards set forth for resort conversion condominiums shall not be applicable to cottage parks.

(K) Parking:
Each site shall be provided with two (2) off-street parking spaces.

(L) Private onsite wastewater treatment systems (POWTS):
(1) POWTS may not be individually owned by park occupants and must be owned and operated by park management.
(2) POWTS must be installed in the designated locations as shown on the cottage park plan.

(M) Prohibitions:
(1) Commercial uses and home occupations shall be prohibited in cottage parks.
(2) No structure in a cottage park shall be used for transient lodging or as a tourist rooming house.
(3) Individual sites shall not be sold or transferred.
(4) Manufactured or mobile homes shall be prohibited in cottage parks.
(5) Multi-family dwellings are prohibited in cottage parks.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.26 created effective 12/15/2025*

5.27 RETAINING WALLS

(A) Retaining walls shall be considered accessory structures and shall meet the necessary setbacks.
(B) Erection, enlargement, or replacement of a retaining wall shall require the issuance of a zoning permit.
(C) Retaining walls which exceed eight (8) feet in height shall be designed by a Wisconsin licensed professional engineer.
(D) No new retaining walls are permitted within seventy-five (75) feet of the OWHM.

History: *Ordinance 2025-08, Amendment 85-283, Article V, Section 5.27 created effective 12/15/2025*

ARTICLE VI: PUBLIC HEALTH ORDINANCE (REMOVED)

Responsibilities placed in Vilas County Public Health Department Human Health Hazard Ordinance.

History: *Amendment 85-199, Article VI removed effective 5/11/2005*

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ARTICLE VII: OFF-STREET PARKING AND DRIVEWAYS

Introduction and Explanation: Article VII contains the minimum requirements for off-street parking and driveways.

7.1 GENERAL RULES

(A) Off-street parking spaces for single-family residences or second spaces for dwelling units in multi-family residential buildings may be provided in tandem or parallel. A parking space occupying a portion of driveway shall be at least twenty (20) feet by ten (10) feet.

(B) Whenever a lot used for business or industrial purposes abuts upon a public or private alley, street, road or highway, sufficient loading space shall be provided on the lot or adjacent thereto in connection with any business or industrial use so the alley, street, road or highway shall at all times be free and unobstructed to the passage of traffic.

(C) One (1) off-street parking space in a lot shall be two hundred (200) square feet of area, exclusive of adequate ingress and egress driveway to connect with a public thoroughfare. The dimensions of a parking space on a lot shall be twenty (20) by ten (10) feet. A single stall in a garage may replace a single parking space.

(D) No building for which off-street parking space is required may be added to, structurally altered or converted in use so as to encroach upon or reduce the parking space below the required minimum.

(E) No parking spaces required under this Ordinance may be used for another purpose with the exception of an occasional yard sale, business sale or during town festivities, provided however, that open spaces required by this Ordinance for setback and side yards may not be used for such marking spaces or approaches thereto. There shall be no parking on corner lots within the visual clearance triangle.

(F) Parking/parking lots containing five (5) or more parking spaces which are located in the Residential Districts or adjacent to residential lots shall be:
- (1) Screened along the side or sides of such lots which abut the lot lines of residential lots by a solid wall, fence or evergreen planting of equivalent capacity or other equally effective means built or maintained at a minimum height of four (4) feet.
- (2) If parking/parking lots so located are lighted, the lights shall be shielded as to prevent undesirable glare or illumination of adjoining residential property.

(G) Parking of a recreational vehicle shall be in accordance with Section 5.2(E) of this Ordinance.

History: *Amendment 85-267, Article VII, Section 7.1(G) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article VII, Section 7.1(G) amended effective 12/15/2025

7.2 REQUIRED OFF-STREET PARKING SPACES FOR SPECIFIC USES (EXCEPT IN THE DESIGNATED DOWNTOWN COMMUNITY BUSINESS DISTRICTS)

(A) Single-family dwellings shall provide two (2) spaces.

(B) Multiple-family dwellings shall provide two (2) off-street spaces for each family for which accommodations are provided in the building plus two (2) spaces per building.

History: *Amendment 85-267, Article VII, Section 7.2(B) amended effective 6/1/2021*

(C) Roadside stands shall provide not less than five (5) parking spaces at the place of business off the right-of-way of the highway.

(D) Establishments offering curb service to customers who remain in their vehicle, shall provide at least five (5) off-street parking spaces for each person employed to serve such customers.

(E) New retail or local business places, banks, offices and professional offices and personal service shops shall provide at least one (1) off-street parking space for each two hundred (200) square feet of ground floor area plus at least one (1) additional parking space for each five hundred (500) square feet of upper floor area.

(F) Buildings combining business and residential use shall provide at least one (1) off-street parking space for each three hundred (300) square feet of area devoted to business use, plus at least two (2) parking spaces for each family for which accommodations are provided on the premises.

History: *Amendment 85-267, Article VII, Section 7.2(F) amended effective 6/1/2021*

(G) Theaters, churches, auditoriums, lodges or fraternity halls and similar places of public assemblage shall provide at least one (1) parking space for each seven (7) seats.

(H) Hotels, motels, lodging houses and dormitories shall provide at least one (1) parking space for each guestroom.

(I) Restaurants, taverns, and similar places for eating and for refreshments, except curb service establishments, shall provide at least one (1) parking space for each fifty (50) square feet of floor space devoted to the use of the patrons.

History: *Ordinance 2025-08, Amendment 85-283, Article VIII, Section 7.2(I) amended effective 12/15/2025*

(J) Funeral homes and mortuaries shall provide at least one(1) parking space for each fifty (50) square feet of space devoted to parlors.

History: *Ordinance 2025-08, Amendment 85-283, Article VII, Section 7.2(J) amended effective 12/15/2025*

(K) Bowling alleys shall provide at least five (5) parking spaces for each alley.

(L) 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 service bay.

History: *Amendment 85-267, Article VII, Section 7.2(L) amended effective 6/1/2021*

(M) Industrial uses shall provide at least one (1) parking space for each employee on the premises at any one time, plus at least one (1) additional space for each vehicle operated in connection with such use for which parking on the premises is required.

(N) Any use not specifically named shall be assigned to the most appropriate classification by the Zoning Administrator.

7.3 DRIVEWAYS AND PRIVATE EASEMENT ROADS

(A) No driveways or private roads will be permitted to be constructed within five (5) feet of an adjoining property owner's lot line unless:

(1) The adjoining property owner(s) affected by such road give written consent to the effect they do not object to construction of a driveway or private road being closer than five (5) feet from the lot line.

(2) A copy of the letter shall be forwarded to the Vilas County Zoning Office to be kept on file.

(3) A driveway may be allowed to straddle lot lines on a new subdivision provided an easement and a maintenance agreement for the driveway straddling lot lines be filed with the subdivision and recorded with the Register of Deeds.

History: *Amendment 85-267, Article VII, Section 7.3 amended effective 6/1/2021*

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ARTICLE VIII: NONCONFORMING USES, STRUCTURES AND LOTS

Introduction and Explanation: Article VIII contains rules pertaining to uses, structures and lots which existed before the effective date of this Ordinance which may not be in full compliance with the provisions of this Ordinance. The practice of accepting nonconforming uses, dwellings, nonconforming trade and industry and nonconforming lots is commonly referred to as "grandfathering" or accepting under a "grandfather clause." Nonconforming uses, dwellings, trade and industry existing at the time of the adoption of this Ordinance are permitted to continue. Nonconforming lots existing at the time of the adoption of this Ordinance may generally be constructed upon, providing minimum requirements are met.

8.1 GENERAL LIMITATIONS ON NONCONFORMING STRUCTURES OR USE

When any structure, or the use of any structure or premise, has become nonconforming as defined in Article XI of this Ordnance, such nonconformity may continue subject to the following limitations:

(A) A nonconforming use shall not be changed to another nonconforming use. There shall be no structural alterations, additions or major repairs made to a nonconforming structure until a zoning permit has been issued.

History: *Amendment 85-267, Article VIII, Section 8.1(A) amended effective 6/1/2021*

(B) Structures which existed before the effective date of this Ordinance which may not be in full compliance with the provisions of this Ordinance may be reconstructed or repaired to the size, footprint, location and use it had immediately prior to repair or reconstruction. Any additions shall conform to current ordinance language. In addition, the septic system servicing the structure or use will be brought up to code in compliance with Vilas County Private Sewage System Ordinance Chapter 15, Wisconsin Administrative Code SPS 383 and a county zoning permit has been issued.

History: *Amendment 85-267, Article VIII, Section 8.1(B) amended effective 6/1/2021*

(C) A nonconforming structure and or existing use may be expanded, provided the expansion does not encroach into any required side or rear yard setback(s) beyond any existing encroachment and it meets all other current zoning requirements. In addition, the septic system serving the structure or use will be brought up to code in compliance with Wisconsin Administrative Code SPS 383 and a county zoning permit has been issued.

History: *Amendment 85-267, Article VIII, Section 8.1(C) amended effective 6/1/2021*

(D) Where an expansion of a nonconforming structure is proposed which will encroach into a minimum setback not covered by Section 8.1(C) above, the granting of a variance by the Board of Adjustment and the issuance of a county zoning permit shall be required.

History: *Amendment 85-267, Article VIII, Section 8.1(D) amended effective 6/1/2021*

(E) If a structure or use nonconforming to this Ordinance is discontinued for twelve (12) consecutive months any further use of the structure or premises shall conform to this Ordinance with the exception of those structures or properties in probate, foreclosure, or other form of litigation, or on the market.

(F) Septage effluent, waste disposal or any other use found not in compliance with County, State or Federal law shall not be permitted to continue as a nonconforming use, and upon written notice to the property owner(s) shall be corrected within thirty (30) days of receiving such notice.

History: *Amendment 85-267, Article VIII, Section 8.1(F) amended effective 6/1/2021*

8.2 GENERAL LIMITATIONS OF NONCONFORMING LOTS

Nothing in this Ordinance will prohibit the lawful use of a sub-standard sized lot for the erection of a structure that can conform to the minimum requirements of this Ordinance upon issuance of a zoning permit provided the lot meets the following requirements:

(A) The lot was described and recorded with the Vilas County Register of Deeds or the Vilas County Surveyor prior to the effective date of this Ordinance;

(B) The lot, when recorded, met the minimum dimensional standards in effect on that date;

(C) The substandard lot or parcel was never reconfigured or combined with another lot or parcel by plat, survey, or consolidation by the owner into one property tax parcel;

(D) The substandard lot or parcel has never been developed with one or more of its structures placed partly upon an adjacent lot or parcel;

(E) Any deviation from setback or other standards shall require issuance of a variance by the Board of Adjustment as provided in Article X of this Ordinance.

History: *Amendment 85-199, Article VIII, Section 8.2 amended effective 5/11/2005*
Amendment 85-267, Article VIII, Section 8.2 amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article VIII, Section 8.2 amended and renumbered effective 12/15/2025

8.3 EXISTING LOTS

(A) Existing lots are defined as follows:

(1) All lots recorded or filed with the Vilas County Register of Deeds office prior to the enactment of this Ordinance.

(2) All lots created prior to the Vilas County Subdivision Control Ordinance and on file in the Vilas County Surveyor's Office prior to the enactment of this Ordinance.

(3) All single lots and splits created where Vilas County Zoning & Planning approval was not required, but the lots meet the minimum standards set forth in the Vilas County Subdivision Control Ordinance at the date on which they were created, and the map is filed in the Vilas County Surveyor's Office prior to the enactment of this Ordinance.

History: *Amendment 85-267, Article VIII, Section 8.3(A) amended effective 6/1/2021*

(B) Existing lots are subject to the requirements in Section 8.1.

History: *Amendment 85-199, Article VIII, Section 8.3 created effective 5/11/2005*

ARTICLE IX: ADMINISTRATION

Introduction and Explanation: Article XI describes how the Ordinances are administered and enforced. This Article created and defines the Vilas County Zoning Administrator's Office. The Administrator is a county officer who advises citizens and landowners of their rights and obligations under these Ordinances, who supervises Zoning Staff and Deputy Zoning Administrators in issuing permits and making inspections to determine compliance with these Ordinances. They can issue compliance orders and recommend actions to obtain compliance with the Ordinances. The Administrator acts under authority delegated by the County Board. Zoning Permits may be obtained from the Vilas County Zoning Department. The Zoning Administrator, Assistant Zoning Administrator, or Deputy may issue Zoning Permits when the use is listed in the Ordinances as a permitted use and all other ordinance requirements are met. Conditional Use Permit applications must be decided upon by the Zoning Committee. Zoning Text Amendments and Re-zonings must be approved by the County Board after review and recommendation by the Zoning Committee. Variances and Appeals of Administrative Decisions must be decided upon by the Board of Adjustment under procedures described in Article X of this Ordinance.

History: *Amendment 85-267, Article IX, Introduction and Explanation, amended effective 6/1/2021*

9.1 CREATION OF THE ZONING AND PLANNING COMMITTEE

The Zoning and Planning Committee shall be created and constituted by the County Board as provided in Section 59.69 of the Wisconsin Statutes. The Zoning and Planning Committee shall have the following duties and responsibilities:

(A) Supervise the administration of the Vilas County General Zoning Ordinance and all other Ordinances administered by the Vilas County Zoning and Planning Department as approved by the County Board of Supervisors.

History: *Amendment 85-267, Article IX, Section 9.1(A) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.1(A) amended effective 12/15/2025

(B) To hold public hearings and decide upon the issuance of Conditional Use Permits.

(C) To hold public hearings on all proposed Ordinance amendments administered by the Vilas County Zoning and Planning Department and to make recommendations on such amendments to the County Board of Supervisors.

History: *Amendment 85-267, Article IX, Section 9.1(C) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.1(C) amended effective 12/15/2025

(D) Assume responsibility for the office of County Zoning and Planning.

History: *Amendment 85-267, Article IX, Section 9.1(D) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.1(D) amended effective 12/15/2025

(E) To perform other such duties in connection with zoning or land use planning as may be delegated to it by the County Board of Supervisors.

History: *Amendment 85-267, Article IX, Section 9.1(E) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.1(E) amended effective 12/15/2025

(F) Supervise a County Zoning Administrator and staff as may be approved by the County Board of Supervisors and prescribe their duties and activities and have full direction and supervision thereof.

History: *Amendment 85-267, Article IX, Section 9.1(F) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.1(F) amended effective 12/15/2025

9.2 OFFICE OF THE ZONING AND PLANNING ADMINISTRATOR

There is hereby created the office of the Zoning and Planning Administrator, hereafter referred to as Zoning Administrator. The Zoning Administrator and all other Zoning personnel shall be approved by the rules set forth by Vilas County. The Zoning Administrator shall perform duties under guidelines and supervision of the Zoning and Planning Committee. The duties and responsibilities of the Zoning Administrator shall include:

(A) Administer the provisions of the Vilas County Zoning Ordinances and assist in preparing them.

History: *Amendment 85-267, Article IX, Section 9.2(A) amended effective 6/1/2021*

(B) Aide in issuance of zoning permits as provided in this Ordinance.

(C) Keep records of all permits issued, inspections made, work approved and other official actions.

(D) Determine questions of the exact location of district boundaries.

History: *Amendment 85-267, Article IX, Section 9.2(D) amended effective 6/1/2021*

(E) Supervise the staff of the Zoning and Planning Department subject to guidelines set forth by the Zoning and Planning Committee.

History: *Amendment 85-267, Article IX, Section 9.2(E) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.2(E) amended effective 12/15/2025

(F) Serve as staff to the Zoning and Planning Committee. In this capacity the Zoning Administrator may present staff reports on all applications for Zoning Amendments, Conditional Use Permits, and other matters requiring Zoning Committee action.

History: *Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.5(F) amended effective 12/15/2025*

9.3 RULES AND PROCEDURES FOR ISSUANCE OF A ZONING PERMIT

(A) No new building or structure having a permanent or temporary location on the ground shall hereafter be erected, and no existing building or structure shall be added to in a manner altering its exterior dimensions, moved, demolished or changed in use until a zoning permit has been issued. Exceptions to this requirement are:

(1) Public telephone and electrical service equipment as sited in Section 3.2(F)(1) of this Ordinance.

History: *Amendment 85-267, Article IX, Section 9.3(A) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.3(A) amended effective 12/15/2025

(B) Application for Zoning Permit must contain the following:
(1) Property owner's name and address;
(2) Actual property address (if applicable);
(3) Computer number;
(4) Legal description of the parcel;
(5) Size and location of the structure to be erected or moved (on or off), or relocated on, the property;
(6) Proposed use of the building or premises;
(7) Type of construction and any other applicable information;
(8) Sanitary permit number (if applicable);
(9) The permit application shall be accompanied with the appropriate fee.

History: *Amendment 85-141, Article IX, Section 9.3(B) amended effective 11/8/1999*
Amendment 85-267, Article IX, Section 9.3(B) amended effective 6/1/2021
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.3(B) amended effective 12/15/2025

(C) The Zoning Administrator or their designee may require additional information, including but not limited to:
(1) A scale drawing of the premises showing the dimensions of the lot or parcel;
(2) Dimensions of the proposed structure, the distance in feet from the abutting street or highway, side and rear lot line;
(3) Size and location of any existing structures and any other information deemed necessary.
(4) Proof of compliance with the Vilas County Private Sewage System Ordinance;
(5) Proof of compliance with the Vilas County Subdivision Control Ordinance;
(6) Proof of compliance with the Vilas County Shoreland Zoning Ordinance;
(7) Proof of compliance with Vilas County Trunk Highway Access Control Regulations or any other Federal, State, County or Town requirements as a condition precedent to the issuance of a Zoning Permit;
(8) Any additional information necessary to decide upon the issuance of a Zoning Permit including but not limited to proof of State approval for buildings of public use;
(9) The Zoning Administrator or their designee shall not be responsible for determining the location of lot lines and may require the applicant to furnish a land survey of such lines.

History: *Amendment 85-267, Article IX, Section 9.3(C) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.3(C) amended effective 12/15/2025

(D) The application shall be signed by the owner, when submitted electronically, an electronic or scanned signature will be accepted.

History: *Amendment 85-267, Article IX, Section 9.3(D) amended effective 6/1/2021*

(E) Coincident with the issuing of a Zoning Permit the Zoning Administrator or designated employee shall prepare a card certifying a permit has been issued. This card shall bear the same number as the permit and identify the construction and premises covered by the permit. This card shall be posted in a conspicuous place on the premises during the construction, and no construction shall begin until this card has been posted. For purposes of this Ordinance, start of construction shall be when any earth disturbing activity takes place that will lead to the installation of footings, piers, posts, pilings or foundations. Earth disturbing activity for the purpose of soil evaluation testing shall not be considered the start of construction.

(F) Any permit obtained though material misrepresentation on the permit application shall be null and void immediately upon discovery. Any corrections, anticipated changes, or other amendments to the original permit will require approval by the Zoning Administrator or designated employee prior to starting construction.

History: *Amendment 85-199, Article IX, Section 9.3(F) amended effective 5/11/2005*

(G) A permit issued pursuant to the provisions of this section shall expire one (1) year from the date of issuance if construction is not started within that time. Such a permit will expire if construction, once started, does not diligently proceed to completion within two (2) years of starting time. Zoning permits may be renewed one time after issuance. A new Zoning Permit must be obtained after one (1) renewal and any and all new Zoning requirements shall be met.

History: *Amendment 85-267, Article IX, Section 9.3(G) amended effective 6/1/2021*

(H) No Zoning Permit, Conditional use Permit, Re-zone, Subdivision, or Variance shall be issued or considered when requested if a violation of any regulation enforced by Vilas County Zoning exists on the property, unless the above listed items requested is necessary to correct the violation.

History: *Amendment 85-267, Article IX, Section 9.3(H) created effective 6/1/2021*

(I) Temporary Permit:

A temporary permit may be issued owing to unforeseen circumstances arising, or under special conditions whereby a regular zoning permit cannot be secured and/or is not applicable, such as the following, but not limited thereto:

(1) For the storage of chattel on a County highway right-of-way.
(2) For any temporary structures or uses inadvertently omitted from this Ordinance.
(3) For the parking of a mobile home or other form of habitation structure during the construction of a dwelling provided the temporary structure is located on the same lot where a zoning permit has been issued for the dwelling under construction and the structure's wastewater and sewage enters the septic system that will serve the dwelling.
(4) In order to accommodate individuals in emergency situations.
(5) Provided the uses are allowed in the district and do not conflict with existing legal uses on or around the affected lot.

History: *Amendment 85-267, Article IX, Section 9.3(I) amended and renumbered effective 6/1/2021*

9.4 RULES AND PROCEDURES FOR ISSUANCE OF CONDITIONAL USE PERMITS

(A) A Conditional Use Permit request is as follows:

Any person, firm, corporation, organization having a freehold interest, a possessory interest entitled to exclusive possession, or a contractual interest, which is specifically enforceable in the land for which a Conditional Use Permit is sought, may file an application to use such land for one or more of the conditional uses provided for in this Ordinance provided the use is one which is conditionally permitted by the Zoning Ordinance in the zoning district where the parcel is located.

(B) Conditional Use Permit Review Process:

An application for a Conditional Use Permit shall be filed with the Zoning Administrator on a form prescribed by the Zoning Administrator. The Conditional Use application shall be accompanied by plans and other information as may be prescribed by the Zoning Administrator, Assistant Zoning Administrator, or the Zoning and Planning Committee.

History: *Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.4(B) amended effective 12/15/2025*

(C) Town Recommendation:

(1) The Committee shall seek an advisory recommendation from the town board prior to the date of the public hearing of the town in which the proposed conditional use is located.
(2) A written and electronic notice of application and public hearing shall be sent at least ten (10) days prior to the date of the public hearing to the clerk of the town where the proposed conditional use is located.
(3) For applications where the conditional use is located within the boundaries of a federally recognized Tribal reservation, a written and electronic notice of application and public hearing shall be sent at least ten (10) days prior to the date or public hearing to the Tribe.

History: *Amendment 85-267, Article IX, Section 9.4(C) created effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.4(C) amended effective 12/15/2025

(D) Hearing an Application:

(1) Upon receipt of the application, the Zoning Committee shall hold a public hearing on each application for Conditional Use Permit at such time and place as shall be established by the Vilas County Zoning and Planning Department.
(2) The hearing shall be conducted and a record of the proceedings preserved in such a manner and according to such procedures as the Zoning and Planning Committee shall, by rule, prescribe from time to time.
    (a) The Chairperson, or the Chairperson's designee, may administer oaths and compel the attendance of witnesses.
(3) Notice of public hearing shall be given by publication as a Class 2 notice as provided for in section 985 of the Wisconsin Statutes.

History: *Amendment 85-267, Article IX, Section 9.4(D) renumbered and amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.4(D) amended effective 12/15/2025

(E) Basis of Approval:

(1) If the applicant for a Conditional Use Permit meets or agrees to meet all requirements and conditions specified in this Ordinance and all other governing ordinances, statues and regulations, and those conditions imposed by the Zoning and Planning Committee, the Committee shall grant the conditional use permit.

(2) Any condition imposed must be related to the purpose of the Ordinance and be based on substantial evidence.

(3) The burden of proof is on an applicant that the application and all requirements and conditions established by the County relating to the conditional use are or shall be satisfied.

(4) The decision of the Zoning and Planning Committee to approve or deny a Conditional Use Permit application must be supported by substantial evidence.

Statutory Reference: *Wis. Stat. §59.69(5e)*

History: *Amendment 85-267, Article IX, Section 9.4(E) created effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.4(E) amended effective 12/15/2025

(F) Standards:

(1) The establishment, maintenance, or operation of the conditional use will not be detrimental or endanger the public health, safety, comfort, or general welfare.

(2) The uses, values, and enjoyment of property in the neighborhood for purposes already permitted shall not be substantially impaired or diminished and it will not impede the normal development and improvement of the surrounding property for uses permitted in the district.

(3) That adequate utilities, lighting, stormwater management plan, and necessary site improvements have or will be provided.

(4) Measures have or will be taken to provide ingress and egress, designed to minimize traffic congestion in the public streets.

(5) The conditional use shall conform to all applicable regulations of the district in which it is located.

History: *Amendment 85-267, Article IX, Section 9.4(D) renumbered Section 9.4(F) and amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.4(F) amended effective 12/15/2025

(G) Conditions and Guarantees:

(1) Prior to the granting of a Conditional Use Permit, the Zoning Committee may stipulate such conditions and restrictions upon the establishment as to; location, construction, maintenance, and operation of the conditional use as deemed necessary to promote the public health, safety, and general welfare of the community, to secure compliance with the standards and requirements specified in subsection 9.4(F), above.

(2) In all cases in which conditional uses are granted; the committee shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

(3) Once a conditional use permit is granted, additional permit(s) including but not limited to sanitary, zoning, shoreland alteration, etc. may be required.

History: *Amendment 85-267, Article IX, Section 9.4(E) renumbered Section 9.4(G) and amended effective 6/1/2021*

(H) Denied Conditional Use Permit:

(1) Appeal from Action by Zoning Committee:
A decision of the Zoning Committee may be appealed to Circuit Court by a person aggrieved by the decision of the Zoning Committee, or a taxpayer, or any officer, department, board or bureau of the municipality, may within thirty (30) days after the filing of the decision, commence an action seeking the remedy available by certiorari in accordance with Section 59.69(5e) of Wisconsin Statues.

(2) Intermediate Appeal from Action by Zoning Committee:
A decision of the Zoning Committee may be appealed to the Board of Adjustment by the applicant for the Conditional Use Permit or by the owners of fifty (50) percent or more of the property within 300 feet of the parcel affected. Such appeal must specify the grounds thereof in respect to the findings of the Zoning Committee and must be filed with the Board of Adjustment within thirty (30) days of the final action of the Zoning Committee. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, and give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. The action of the Zoning Committee shall be deemed just and equitable unless the Board of Adjustment by a favorable vote reverses or modifies the action of the Zoning Committee.

Note: *An Ordinance providing for an intermediate appeal is acceptable under an argument that if the applicant succeeds in the appeal it saves the time and expense of having the bring a lawsuit in a court of law.*

History: *Amendment 85-267, Article IX, Section 9.4(F) renumbered to Section 9.4(H) and amended effective 6/1/2021*

(I) Effect of Denial of Application:

(1) No application for a Conditional Use which has been denied wholly or in part by the Zoning and Planning Committee shall be resubmitted for a period of one (1) year from the date of said denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the Zoning and Planning Committee.

(2) In any case where a Conditional Use Permit, issued under this Ordinance, has not been instituted or construction begun within one (1) year of the date of approval, the conditional use permit shall be null and void without further action by the Zoning and Planning Committee.

History: *Amendment 85-267, Article IX, Section 9.4(G) renumbered Section 9.4(I) effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.4(I) and amended effective 12/15/2025

(J) Revocation of a Conditional Use Permit:

(1) If the Zoning and Planning Committee finds that the standards and the conditions stipulated in a Conditional Use Permit are not being complied with, or that a Conditional Use Permit was obtained though material misrepresentation, the Committee, after a public hearing, may revoke the Conditional Use Permit.

(2) Appeals from the action of the Zoning and Planning Committee may be as provided above in Subsection 9.4(H).

History: *Amendment 85-267, Article IX, Section 9.4(H) renumbered Section 9.4(J) effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.4(J) amended effective 12/15/2025

(K) Ceased Conditional Uses:
A Conditional Use Permit for any use which has been ceased for a period of one (1) year will be deemed to have been terminated and any future use shall be in conformity with these Ordinances.

History: *Amendment 85-267, Article IX, Section 9.4(I) renumbered Section 9.4(K) effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.4(K) amended effective 12/15/2025.

9.5 RULES AND PROCEDURES FOR RECOMMENDING AMENDMENTS IN THE ZONING ORDINANCE TEXT OR ZONING MAP

(A) The County Board of Supervisors may alter, supplement, or change the boundaries and regulations contained in this Ordinance in the manner provided by Section 59.69 of the Wisconsin Statutes.

History: *Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.5(A) amended effective 12/15/2025*

(B) Petitions for amendments of the Zoning Ordinance text or map may be made by any property owner in the area to be affected by the amendment, by the Town Board, by any member of the County Board of Supervisors, by the Zoning and Planning Committee, or the Zoning Administrator. Forms for submitting petitions are provided by the Zoning Administrator.

History: *Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.5(B) amended effective 12/15/2025*

(C) Completed petition forms are filed with the County Clerk who shall immediately refer the petition to the Zoning and Planning Department.

History: *Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.5(C) amended effective 12/15/2025*

(D) Upon receipt of the petition the Zoning and Planning Department shall schedule a public hearing before the Zoning and Planning Committee thereon. Notice of the time and place of such hearing shall be given by publication of a Class 2 Notice as provided under Section 985 of the Wisconsin Statutes. A copy of such notice shall be mailed by certified mail to the Town Clerk for each town affected by the proposed amendment at least ten (10) days prior to the date of such hearing. In the case of a proposed change in zoning district boundaries a copy of such notice shall also be sent to the local County Board Supervisor. For applications where the proposed rezoning is located within the boundaries of a federally recognized Tribal reservation, a written and electronic notice of application and public hearing shall be sent at least ten (10) days prior to the date of public hearing to the Tribe.

History: *Amendment 85-267, Article IX, Section 9.5(D) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.5(D) amended effective 12/15/2025

(E) As soon as possible after the public hearing, the Zoning and Planning Committee shall act on act on the petition either recommending approval, modification, or disapproval. If its action is favorable to granting the requested change or any modification thereof, it shall cause an Ordinance to be drafted effectuating its determination and shall submit such proposed Ordinance directly to the County Board of Supervisors with its recommendation. If the Zoning and Planning Committee recommends denial of the petition it shall report its recommendations directly to the County Board of Supervisors with its reasons for such action.

History: *Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.5(F) amended effective 12/15/2025*

(F) Upon receipt of the recommendation of the Zoning and Planning Committee the County Board of Supervisors may adopt, modify, or deny the petition. Actions of the County Board of Supervisors are subject to protest or town veto as provided in Section 59.69 of the Wisconsin Statutes, with the exception of those changes relative to shorelands per Section 59.692(2)(a) of the Wisconsin Statutes.

History: *Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.5(F) amended effective 12/15/2025*

(G) The office of the Zoning Administrator shall submit copies of all shoreland amendments to the Department of Natural Resources for any required approval.

History: *Amendment 85-267, Article IX, Section 9.5(G) amended effective 6/1/2021*

9.6 ENFORCEMENT

(A) Violations and Penalties:

(1) Any violation of the terms of this Ordinance not corrected on the written order of the Zoning and Planning Department within the time specified shall be referred to the Zoning Administrator who shall determine the further action to be taken.

(2) The violation of any condition attached by the Zoning and Planning Department to a Zoning Permit approval shall constitute a violation of this Ordinance.

(3) Penalties:

(a) Any person, firm, corporation or entity, including those doing work for others, who violates any of the provisions of this Ordinance shall be subject to a forfeiture of $300.00 for the first violation, $500.00 for the second violation, and $1,000.00 for all subsequent violations of this Ordinance, plus cost of prosecution. Each day a violation exists shall constitute a distinct and separate violation of this Ordinance and as such, forfeitures shall apply accordingly. The Zoning and Planning Department shall refer violations to the Corporation Counsel who shall prosecute violations.

(b) As a substitute for or in addition to the forfeiture actions, the Corporation Counsel may, on behalf of the County, seek enforcement of any or all parts of this Ordinance by a court action seeking injunctive relief.

(c) In addition to any forfeitures or penalties, the violation of this Ordinance which caused the forfeiture or penalty must be abated unless otherwise directed by a Court of competent jurisdiction.

History: *Amendment 85-267, Article IX, Section 9.6(A) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.6(A) amended effective 12/15/2025

(B) Property Owners and Agents:

It shall be the responsibility of the property owners and their agents or other persons acting on their behalf including builders and contractors to comply with the terms of this Ordinance. Any person failing to comply with this Ordinance is subject to enforcement under Section 9.6(A).

History: *Amendment 85-267, Article IX, Section 9.6(B) amended effective 6/1/2021*

(C) Governmental Bodies:
Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this Ordinance and obtain all necessary permits. Unless specifically exempted by law, all state agencies are required to comply if Wis. Stats. §13.48(13) applies. Unless specifically exempted by law, federal agencies are required to comply with this Ordinance.

History: *Amendment 85-267, Article IX, Section 9.6(C) amended effective 6/1/2021*

(D) Suspension of Permit:
Whenever the zoning Administrator, Assistant Zoning Administrator, or Deputy Zoning Administrator determines there are reasonable grounds for believing there is a violation of any provisions of this Ordinance, the Zoning Administrator, Assistant Zoning Administrator or Deputy Zoning Administrator shall give notice to the owner of record as hereinafter provided. Such notice shall be in writing and shall include a statement of reason for the suspension of the permit. It shall allow for thirty (30) days for the performance of any act it requires. If work cannot be completed in the thirty (30) day period, an extension may be granted if reason of hardship prevails and can be verified. Such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by certified mail to owner's last known address or when the owner has been served by such notice by any method authorized by the laws of the State of Wisconsin. The owner of record has the right to appeal any decision by the Zoning Administrator, Assistant Zoning Administrator, or Deputy Zoning Administrator or apply to the Vilas County Board of Adjustment for a variance from the strict rule of the Ordinance within thirty (30) days of receipt of a notice or order.

History: *Amendment 85-199, Article IX, Section 9.6(D) amended effective 5/11/2005*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.6(D) amended effective 12/15/2025

(E) Emergency Conditions:
Whenever the Zoning Administrator finds that an emergency exists such as sudden, unexpected occurrences or combinations thereof, unforeseen conditions or circumstances at the time beyond one's control, adverse weather conditions, meeting a timetable which requires immediate action to protect the public health, safety and welfare, the Administrator may, without notice or hearing, issue an order citing the existence of such emergency and may require that such action be taken as may be deemed necessary to meet the emergency. The Administrator shall notify the Chairperson of the Zoning and Planning Committee within 24 hours of such situations. Notwithstanding any other provisions of this Ordinance such order shall become effective immediately. Any person to whom such order is directed shall comply wherewith immediately. Appeals or challenges to emergency orders may be brought after emergency conditions have ceased, to the Board of Adjustment.

History: *Amendment 85-141, Article IX, Section 9.6(E) created effective 11/8/1999*
Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.6(E) amended effective 12/15/2025

(F) No enforcement action may be commenced against a person who owns a structure that is in violation of this Ordinance if the structure has been in place for more than ten (10) years.

History: *Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.6(F) created effective 12/15/2025*

9.7 NOTIFICATION TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Written notice shall be given to the appropriate district office of the Department of Natural Resources at least ten (10) days prior to hearings on proposed variances, conditional uses, appeals for map or text interpretations, and map or text amendments, and submission shall be made to the same office of copies of decisions on variances, conditional uses, appeals for map or text interpretations, and map or text amendments within ten (10) days after they are granted or denied.

History: *Amendment 85-141, Article IX, Section 9.7 created effective 11/8/1999*

9.8 REZONING OF LAND OUT OF FARMLAND PRESERVATION OVERLAY (FP) ZONING DISTRICT

(A) Rezoning of land out of Farmland Preservation Overlay Zoning District shall be accomplished by the procedures set forth in Section 9.5 of this Ordinance.

(B) Except as provided in paragraph (C) below, the County Board of Supervisors may not rezone land out of the Farmland Preservation Zoning District unless the County Board of Supervisors finds all of the following in writing as part of the official record of the rezoning:

(1) The rezoned land is better suited for a use not permitted in the Farmland Preservation Zoning District;
(2) The rezoning is consistent with the Vilas County Comprehensive Plan and any applicable Town comprehensive plans;
(3) The rezoning is substantially consistent with the Vilas County Farmland Preservation Plan which is in effect at the time of the rezoning; and
(4) The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

(C) Paragraph (B) above does not apply to any of the following:

(1) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade, and Consumer Protection under Chapter 91 of Wisconsin Statutes.
(2) A rezoning that makes the farmland preservation zoning ordinance map more consistent with the County farmland preservation plan map certified under Chapter 91 of Wisconsin Statutes which is in effect at the time of rezoning.

(D) Statutory Reporting Requirements

By March 1 of each year, the Zoning and Planning Department shall provide to the Wisconsin Department of Agriculture, Trade, and Consumer Protection a report of the number of acres that Vilas County has rezoned out of the Farmland Preservation Zoning District under Paragraph (B) above during the previous year, and a map which clearly shows the location of those acres.

History: *Ordinance 2025-08, Amendment 85-283, Article IX, Section 9.8 created effective 12/15/2025*

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ARTICLE X: BOARD OF ADJUSTMENT

Introduction and Explanation: This Article described the Board of Adjustment. This five (5) member Board has powers directly granted to it by the State Legislature. The statutory duties of the Board are to hear and decide appeals from decisions of the Zoning Administrator, Assistant Zoning Administrator, or Deputies and to consider variances from the strict requirements of the Ordinances where a unique hardship exists and where a waiver of the strict rule of the Ordinance can be granted without destroying the purpose and intent of the Ordinance.

History: *Amendment 85-199, Article X, Introduction amended effective 5/11/2005*
Ordinance 2025-08, Amendment 85-283, Article X, Introduction amended effective 12/15/2025

10.1 CREATION OF THE BOARD OF ADJUSTMENT

A Board of Adjustment is hereby created as authorized pursuant to Wisconsin Statutes §59.694.

(A) The Board of Adjustment shall consist of five (5) members who shall be appointed by the Vilas County Board Chairperson and approved by the County Board of Supervisors for terms of three (3) years. Alternates shall be designated by the County Board of Supervisors as the first alternate and second alternate, pursuant to Wis. Stats. §59.694(2)(bm).

History: *Ordinance 2025-08, Amendment 85-283, Article X, Section 10.1(A) amended effective 12/15/2025*

(B) The Board of Adjustment may choose its own chairperson and vice-chairperson.

History: *Ordinance 2025-08, Amendment 85-283, Article X, Section 10.1(B) amended effective 12/15/2025*

(C) The County Board of Supervisors may employ staff, provide office space and necessary supplies to assist the Board of Adjustment in the administration of their duties, and may pay the actual and necessary expenses incurred by the Board in the performance of its duties.

History: *Ordinance 2025-08, Amendment 85-283, Article X, Section 10.1(C) amended effective 12/15/2025*

(D) Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.

History: *Amendment 85-199, Article X, Section 10.1(D) amended effective 5/11/2005*

10.2 JURISDICTION AND AUTHORITY

A Board of Adjustment shall have the following powers:

(A) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of Wis. Stat. §59.69 or of any Ordinance adopted pursuant hereto.

(B) To hear and decide appeals of Conditional Use decisions by the Zoning and Planning Committee if Section 9.4(H) of this Ordinance applies.

History*: Amendment 85-267, Article X, Section 10.2(B) amended effective 6/1/2021*
Ordinance 2025-08, Amendment 85-283, Article X, Section 10.2(B) amended effective 12/15/2025

(C) To authorize upon appeal in specific cases such variances from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship, and so that the spirit of the Ordinance shall be observed and substantial justice done.

10.3 MEETINGS AND RULES

Meetings of the Board of Adjustment shall be held at the call of the Chairperson and at such other times as the Board may determine. The Chairperson, or in the Chairperson's absence, the Acting Chairperson may administer oaths and compel the attendance of witnesses. All meetings of said Board shall be open to the public. The Board's secretary shall keep a written record of the outcome of the vote of each member on each question and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of Adjustment and shall be a public record. Any person may appear and testify at the hearing either in person or by duly authorized agent or attorney. The Board of Adjustment shall adopt further rules as necessary to carry into effect the regulations of the County Board of Supervisors, which are not in conflict with the Wisconsin Statutes.

History: Ordinance 2025-08, Amendment 85-283, Article X, Section 10.3 amended effective 12/15/2025

10.4 PROCEDURE FOR HEARING APPEALS

(A) Filing Appeals:

Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of Vilas County affected by a decision of the office of the Zoning Administrator, Assistant Zoning Administrator or designated Deputies. Such appeal shall be taken within a reasonable time as provided by the rules of the Board, by filing with the secretary to the Board of Adjustment a notice of appeal specifying the grounds thereof. Upon filing of an appeal, the Zoning Administrator shall transmit to the Board all of the materials constituting the record upon which the action appealed from was taken.

History: *Amendment 85-199, Section 10.4(A) amended effective 5/11/2005*
Ordinance 2025-08, Amendment 85-283, Section 10.4(A) amended effective 12/15/2025

(B) Stay of Proceedings:

An appeal shall stay all proceedings in furtherance of the action appealed from unless the Zoning Administrator certifies to the Board of Adjustment that such a stay would cause imminent peril to life or property. In such case proceedings shall not be stayed other than by a restraining order, which may be granted by the Board of Adjustment or a court of law.

(C) Notice of Hearing:
The Board of Adjustment shall fix a reasonable time for the hearing of the appeal. Notice of time, place and purpose of such hearing shall be given by publication as a Class 2 Notice as provided for in Section 985 of the Wisconsin Statutes. Notice of time, place, and purpose of such hearing shall also be given to the applicant or appellant, Zoning Administrator, Town Clerk and the County Board Supervisor for the district in which the property is located. If the appeal involves an area subject to the Shoreland Ordinance or within a 100-year floodplain, notice of the public hearing and a copy of the Board's decision shall be provided to the Wisconsin Department of Natural Resources district office. For applications where the property is located within the boundaries of a federally recognized tribal reservation, a written and electronic notice of the public hearing shall be sent at least ten (10) days prior to the date of public hearing to the Tribe.

History: *Ordinance 2025-08, Amendment 85-283, Article X, Section 10.4(C) amended effective 12/15/2025*

(D) Findings of the Board:
The Board of Adjustment, upon its findings, shall render a decision on the appeal within a reasonable time. The Board, upon the majority vote, may reverse, affirm or modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision, or determination as it ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken. All decisions and findings of the Board of Adjustment on appeal shall in all instances be final administrative determination and shall thereafter be only subject to review by a court of law upon the filing of a writ or certiorari within thirty (30) days of the Board's decision.

10.5 PROCEDURE FOR HEARING VARIANCE REQUESTS

(A) Application for Variance:
An application for variance may be filed by a property owner or owner's agent with the Board of Adjustment on forms provided by the County.

(B) Notice of Hearing:
The Board of Adjustment shall fix a reasonable time for hearing variance requests. Notice of time, place and purpose of such hearing shall be given by publication as a Class 2 Notice as provided in Section 985 of the Wisconsin Statutes. Notice of time, place and purpose of such hearing shall also be given to the applicant or appellant, Zoning Administrator, Town Clerk and the County Board Supervisor for the district in which the property is located. If the variance request involved area subject to the Shoreland Ordinance or within a 100-year floodplain, notice of the public hearing and of the Board's decision shall be provided to the Wisconsin Department of Natural Resources district office. For applications where the requested variance is located within the boundaries of a federally recognized tribal reservation, a written and electronic notice of application and public hearing shall be sent at least ten (10) days prior to the date of public hearing to the Tribe.

History: *Ordinance 2025-08, Amendment 85-283, Article X, Section 10.5(B) amended effective 12/15/2025*

(C) Findings of the Board:
The Board of Adjustment, upon its findings, shall render a decision on the variance request within a reasonable time. A Board decision requires a majority vote. All decisions and findings of the Board of Adjustment on variance requests shall in all instances be final administrative determinations and shall thereafter be only subject to review by a court of law.

(D) Standards for Variances:
The Board of Adjustment may authorize such variances from the terms of the Ordinance to dimensional standards which will not be contrary to the public interest, where, owing to special conditions a literal enforcement of the Ordinance will result in unnecessary hardship, and so that the spirit of the Ordinance shall be observed and substantial justice done. The Board of Adjustment shall use the following guidelines in interpreting this standard:

(1) The particular physical surroundings, shape, or topographic conditions of the specific property involved could result in a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.
(2) The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification.
(3) The purpose of the variance is not based exclusively on a desire for economic or material gain by the applicant or owner.
(4) The alleged difficulty or hardship is caused by this Ordinance and has not been created by any person presently having an interest in the property.
(5) The granting of a variance will not be detrimental to the welfare or injurious to other property or improvements in the neighborhood in which the property is located.
(6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestions in the public streets, increase the danger of fire or otherwise endanger the public health, safety and welfare or substantially diminish or impair property value in the neighborhood.
(7) No variance shall have the effect of allowing, in any district, uses not permitted in that district. The Board of Adjustment may impose such conditions and restrictions upon the premises benefitted by the variance as may be necessary to comply with the above standards and to better carry out the general intent of this Ordinance.

(E) Length of Validity:
No order of the Board of Adjustment granting such variance shall be valid for longer than one (1) year from the date of such order unless a Zoning Permit is obtained within such period and the erection or alteration of the building is started or the use commenced.

(F) Standards for Variances (Act 67):

(1) A variance granted under this Section, after April 5, 2012, shall be deemed expired if the land use or development so approved has not obviously and substantially commenced and completed within two (2) years of the date on which the variance was granted.

(2) A variance granted and completed in compliance with this Ordinance runs with the land.

History: *Amendment 85-267, Article X, Section 10.5(F) created effective 6/1/2021*

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ARTICLE XI: DEFINITIONS

Introduction and Explanation: Article XI contains brief definitions of key words and phrases used throughout the Ordinance. For the purpose, intent, understanding and clarification of this Ordinance the following definitions shall apply. In the instance where a word is not defined, the latest editions of Webster's Unabridged Dictionary shall be used to define a word.

(1) Accessory Structure: A subordinate non-habitable, detached structure which is clearly incidental to, and customarily associated with, the principal structure to which it is related, and which is located on the same lot as the principal structure, including but not limited to a non-rental guesthouse, deck, garage, driveway, fence, etc. and any permanent or temporary appurtenance attached thereto.

(2) Adult Use: A type of use having its business distinguished or characterized by their emphasis on matter depicting, describing, or related to specific sexual activities or specified anatomical areas for adult patrons.

(3) Agriculture: The act of cultivating the soil, producing crops, or raising livestock for food, material, or commercial or industrial use. For purposes of enforcement of this Ordinance agricultural use includes, but is not limited to, beekeeping, commercial feedlots, dairying, egg production, floriculture, fish and 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 fruits, nuts and berries, sod farming, and vegetable raising.

(4) Agricultural Accessory Use: A building, structure, improvement, activity, or business operation that is an integral part of, or is incidental to, an agricultural use including hobby farms, farm residences, riding stables, all levels of electric vehicle charging stations, warehousing and wholesaling, and all other uses described in Wis. Stat. §91.01(1) or its successors.

(5) Agri-business: Uses which support agricultural production, sell agricultural equipment, store or process agricultural products, or process agricultural wastes, including all other uses described in Wis. Stat. §91.01(3) or its successors.

(6) Antenna: See Structure.

(7) Arterial Street: A public street or highway used or intended to be used primarily for fast or heavy through traffic. Arterial streets and highways shall include freeways and expressways as well as arterial streets, highways and parkways.

(8) Attached: Physically joined together, located with eaves or portions of the footprint overlapping, or located within eighteen (18) inches proximity.

(9) Automobile Service Station: Any building or premises, which sells gasoline, oil, and related products to the motoring public. This shall include repairs, washing and lubrication, but shall not include body work, painting, or dismantling.

(10) Backland: Any land located greater than two hundred (200) feet back from the ordinary high-water mark of a navigable body of water.

(11) Back Lot: A lot which does not front on a navigable body of water, or which does not have fifty (50) percent or more of its total area within two hundred (200) feet of a navigable body of water.

(12) Basement: A story partly or wholly underground which, if occupied for living purposes, shall be counted as a story.

(13) Bed and Breakfast: Any place of lodging that provides four (4) or less rooms for rent to transient guests, within owner's personal residence, and licensed by the State of Wisconsin, and the only meal served is breakfast.

(14) Boarding House: A building other than a hotel or motel where meals or lodging and meals are furnished for compensation for three (3) or more persons not members of a family, not open to daily transients as a hotel or restaurant.

(15) Boathouse: A structure located on a lot and used for protecting or storing boats, marine motors, fishing and boating paraphernalia, and/or other water related equipment.

(16) Body Shop: A business for the repair and painting of automobile and other motor vehicle bodies.

(17) Building: Any structure which is built for the support, shelter or enclosure of persons, animals, or personal property of any kind and which is permanently affixed to the land. For purposes of enforcement, a building shall be considered to include the building and all its appendages.

(18) Building Envelope: The three-dimensional space within which a structure is built.

(19) Buildable Lot Area: The specified portion of a lot which meets all yard and setback requirements of this Ordinance and other applicable ordinances and regulations. Buildable lot areas shall not include wetlands, easement areas excepting utility easements, and areas within setbacks.

(20) Building Height: The vertical distance measured from the lowest point of finished grade to a point along the roofline as set forth in Article III, Section 3.3(A)-(C) of this Ordinance.

(21) Building Setback Line: A line measured across the width of the lot at that point where the main structure, including any overhang, is in accordance with setback provisions.

(22) Bulkhead Line: A shoreline legislatively established by municipal ordinance under Wis. Stat. §60.11 and approved by the Department of Natural Resources.

(23) Campground: A parcel containing two (2) or more sites owned by a person, state or municipal government that is designed, maintained, intended or used for the purpose of providing sites for recreational vehicles or their equivalent offered with or without charge for temporary overnight sleeping accommodation.

(24) Camping Unit: A structure, including a tent, camping cabin, yurt, recreational vehicle, bus, van, or pickup truck or a tree house without plumbing or electric. (Camping cabin max size 400 square feet in a campground.)

(25) Campsite: A designated area within a campground, which is designated as a site by an individual, family unit, or group using a camping unit.

(26) Community Based Residential Facility (CBRF): A place where five (5) or more adults who are not related to the operator or administrator and who do not require care above intermediate level nursing care reside and receive care, treatment or services that are above the level of room and board but that include no more than three (3) hours of nursing care per week per resident. See Wis. Stats. §50.01(1g) for further definition.

(27) Club: An association of persons organized for a common purpose but not including any group organized primarily to render a source which is customarily carried on as a business.

(28) Clubhouse: A structure occupied by a club or used for club activities.

(29) Communal: Two (2) or more.

(30) Concentrated Animal Feeding Operation (CAFO): A lot or facility where animals have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in any twelve (12) month period and where crops, vegetation, forage growth, or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility.

(31) Commercial: Occupied with or engaged in commerce or work intended for commerce.

(32) Commercial Property: Property used for retail or trade.

(33) Commercial Services: A use comparable to retail, the buying and sale of goods and services.

(34) Condominium: A building, a part of a building, or a group of buildings, including associated land, jointly owned and operated under Chapter 703 of the Wisconsin Statutes for the mutual protection and benefit of an association of owners. The operations of a condominium unit are described in a condominium declaration.

(35) Condominium Conversion: A parcel of land with an existing structure or structures converted to a condominium form of ownership.

(36) Condominium, Expandable: A condominium to which additional units or property may be added.

(37) Conditional Uses: Certain land uses which are specifically mentioned in this Ordinance, which may have impacts dependent upon specific circumstances. Conditional uses as specified in this Ordinance require issuance of a Conditional Use Permit approved by the Vilas County Zoning and Planning Committee.

(38) Contiguous: Touching, meeting or joining at the surface, close together, bordering or adjoining, as two contiguous bodies, houses or countries. Actual contact of bodies, a touching, a continuity, in a manner to touch without intervening space, a state of contact close union of surfaces or borders.

(39) Convenience Bathroom: A bathroom located inside a non-habitable structure which consists of a toilet and a sink only, with no provisions for bathing or showering. No convenience bathrooms are allowed on lots without a principal structure.

(40) Cottage Park: Any plot or plots of ground in which multiple single-family dwellings under the same ownership and of limited size and use are permitted to achieve a higher density of development, and which included common utilities, areas, and facilities including but not limited to driveways, walkways, recreation areas, and accessory structures.

(41) Days: For enforcement purposes, a day is any portion of a 24-hour period commencing at 12-midnight.

(42) Deck: A structure attached or adjacent to a dwelling, or anything with form, shape or utility made of posts, beams, joists, and a wooden floor joined together in order to create an elevated surface area.

(43) Density: The number of buildings/structures located within a specific land area, expressed as the number of units per acre or square feet. For the purpose of this Ordinance, minimum density required or maximum density allowed is calculated based on gross acreage of parcel(s). Existing buildings/structures within the parcel are included in the calculation. Type and size of structure is determined by district and impervious surface requirements.

(44) Department: The Vilas County Zoning and Planning Department.

(45) Development: Any man-made change to improved or unimproved real estate, including but not linked to the construction of buildings, structures or accessory structures; the construction of additions or substantial alterations to buildings, structures or accessory structures; the placement of mobile homes; ditching, lagooning, dredging, filling, grading, paving, excavation or drilling operations, and the deposition or extraction of earthen materials.

(46) Drainage System: One or more artificial ditches, tile drains or similar devices, which collect surface runoff or groundwater and convey it to a point of discharge.

(47) Driveway: A private road which provides access to a lot, or to a use located on a lot, from a public way.

(48) Dwelling: A structure or place of shelter to live in; place of residence.

(49) Earth Materials Storage Yard: A location outside of a non-metallic mine used for the storage and processing of rock, stone, gravel, topsoil, timber and other natural bulk materials.

(50) Electrical Vehicle Charging Station: A facility designed and installed for the charging of electrically powered motor vehicles and implements, which are divided into three categories:

(A) Level 1: Charging stations which provide alternating current to the vehicle through a common household 110-120 VAC electrical service.

(B) Level 2: Charging stations which provide alternating current to the vehicle through a 208-240 VAC electrical service.

(C) Level 3 or Direct Current Fast Charging (DCFC): Charging stations which provide direct current to the vehicle through a 400 – 1000 VDC electrical service.

(51) Essential Services: Services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include the underground, surface or overhead gas, electrical, steam, water, sanitary sewerage, stormwater drainage and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings. Essential services do not include general utility offices or other structures not related to the direct delivery of service.

(52) Family: One or more persons related by blood, marriage or adoption, or a group of not more than five (5) persons not so related, maintaining a common household in a dwelling unit.

(53) Farm: All land under common ownership that is primarily devoted to agricultural use.

(54) Farmland Preservation Agreement: Any agreement between an owner of land and the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) or its successors entered into under Wis. Stat. §91.13, §91.14, or §91.60(1) under which the owner agrees to restrict the use of land in return for tax credits.

(55) Farmland Preservation Area: An area that is planned primarily for agricultural or agriculture-related use, and which is identified as an agricultural preservation area or transition area in a farmland preservation plan described in Wis. Stat. §91.12(1) or identified under Wis. Stat. §91.10(1)(d) in a farmland preservation plan described in Wis. Stat. §91.12(2).

(56) Farmland Preservation Plan: A plan for the preservation of farmland in a County as required by Wis. Stat §91.10.

(57) Farm Residence: A single-family residence or duplex residence that is the only residential structure on the farm or is occupied by an owner or operator of the farm, a parent or child of an owner or operator of the farm, or an individual who earns more than fifty (50) percent of his or her gross income from the farm. A migrant labor camp that is certified under Wis. Stat. §103.92 shall be considered a farm residence.

(58) Fence: A structure or barrier making a boundary constructed of link or woven wire, post, wood, plastic, fiberglass, concrete products and commonly accepted practices within the community.

(59) Floor Area, Gross: The sum of the gross horizontal areas of all occupied stories of a building.

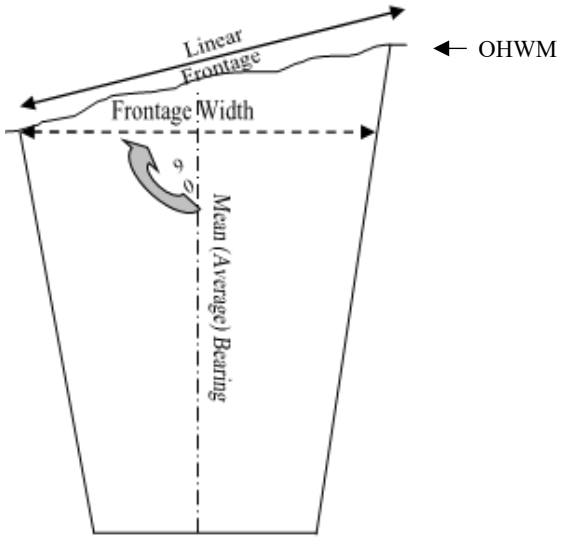
(60) Forest Product Industry: A forestry equipment dealership, facility providing forestry supplies, facility for storing or processing forestry products, or facility for processing silvicultural wastes.

(61) Forestry: The production and/or management of trees as a crop.

(62) Frontage: That side of a lot abutting on a street or waterway and ordinarily regarded as the front of the lot.

(63) Frontage Street: Any street to be constructed by the developer or any existing street in which development shall take place.

(64) Frontage Width: The frontage width shall be measured perpendicular to the mean (average) bearing of the side lot lines. This measurement shall start at the point where the side lot line intersects with the ordinary high-water mark and then measured on the perpendicular mean (average) to intersect the opposing side lot line.



(65) Fur Farm: A parcel of land or buildings devoted in whole or in part to the raising of fur bearing animals for commercial purposes.

(66) Garage, Private: A non-habitable structure primarily intended for and used for the enclosed storage or shelter of the private motor vehicles of the families residing upon the premises. Carports are considered garages.

(67) Habitable Living Area: The three-dimensional space enclosed floor area arranged for living, sleeping or the preparation of meals. The area can include multiple levels of an existing structure and covered/screened porches/decks. The area does not include decks, open porches, garages, or overhangs. All habitable living areas, including kitchens, hallways, bathrooms, and corridors shall have a ceiling height of at least seven (7) feet. Habitable rooms may have ceiling heights of less than seven (7) feet provided at least fifty (50) percent of the room's floor area has a ceiling height of at least seven (7) feet. Beams and girders or other projections shall not project more than eight (8) inches below the required ceiling height.

(68) Habitable Structure: Any three-dimensional space enclosed structure arranged for living or sleeping purposes.

(69) Habitation: A place of residence; dwelling; abode.

(70) Heavy Equipment: For purposes of enforcement heavy equipment shall be considered any vehicle or piece of movable machinery weighing eight (8) tons or more.

(71) Hobby Farm: A pass time not for income. One (1) livestock animal requiring pasture land will be allowed for each acre of land up to five (5) acres.

(72) Home Occupation: A gainful occupation engaged in by persons residing in their dwelling, which is conducted in the principal or accessory structure and meets the following criteria:

(A) The total space on a lot used for the home occupation shall not exceed fifty (50) percent of the gross floor area of the principal building.

(B) There shall not be more than three (3) employees other than members of the family.

(C) There shall not be any outside storage associated with the home occupation and all occupations shall be conducted entirely within a building.

(73) Hotel: A building containing lodging rooms, a common entrance lobby, halls and a stairway; where each lodging room does not have a doorway opening directly to the outdoors, except for emergencies, and where more than fifty (50) percent of the lodging rooms are for rent to transient guests, with or without meals, for a continuous period of less than thirty (30) days.

(74) Impervious Surface Area: An area that releases as runoff all or a majority of the precipitation that falls on it. Impervious surfaces include, but are not limited to, rooftops, sidewalks, structures, decks, walkways, driveways, and parking areas (including gravel areas) unless specifically designed, constructed, and maintained to be pervious. Impervious surface areas exclude frozen soil, streets and roadways as defined in Wis. Stats. §340.01(54) or sidewalks as defined in Wis. Stats. §340.01(58).

Note: *Gravel – Typical gravel materials used for roads and parking lots are engineered and compacted to withstand heavy loads. These compacted gravel materials form a seal through which water will not readily infiltrate. Runoff from gravel is similar to paved surfaces with only a slight reduction in runoff. Gravel driveways are therefore considered impervious.*

(75) Initial TRH Permit: A permit secured under Article XII of this Ordinance by an owner who has not had a valid TRH permit for or during the last twelve (12) months, or the first TRH permit secured under Article XII by an owner after a deed has been recorded to change or alter the name of the property owner.

(76) Junk and/or Salvage Yard: An area or premises consisting of the following, but not limited to, salvage materials, scrap metal, paper, rags, glass, plastic, used lumber, oil, oil or gasoline containers, used tires, household furnishings, household appliances, two (2) or more unlicensed vehicles and parts thereof and machinery no longer used for the primary purpose for which it was intended. No junk and/or salvage yard shall be permitted in Vilas County, except in conformance with a plan approved by the Vilas County Zoning and Planning Committee in accordance with Article V, Section 5.12 of this Ordinance.

(77) Keyed Unit: A structure or room within a structure arranged for sleeping which has a unique key or access code.

(78) Lake Lot: A lot with frontage on a lake, pond, or flowage or with fifty (50) percent or more of their area within two hundred (200) feet of a lake, pond or flowage.

(79) Land Division: Any division of a lot, parcel, tract or block by the owner thereof or his agent, for the purpose of transfer of ownership or building development which creates one or more parcels or building sites of five (5) acres or less.

(80) Lateral Expansion: The horizontal increase of the footprint of a structure.

(81) Land Parcel: An identified section, fractional section, or government lot.

(82) Livestock: Bovine animals, equine animals, goats, poultry, sheep, swine, farm-raised deer, farm-raised game birds, camelids, ratites, and farm-raised fish.

(83) Local Government: For the purposes of these regulations: Any city, town, village or county authorized by law to enforce subdivision, sanitation and zoning regulations.

(84) Local Ordinances: Any town or municipal Ordinance, portion of an Ordinance, or amendments thereto, adopted by a local unit of government with authority contained in §60.74 of the Wisconsin Statutes.

(85) Lot: A parcel, piece or portion of land, defined by metes and bounds, certified survey, recorded land subdivision plat or other means, and separated from other lots, parcels or similar units by such description, and where applicable having its principal frontage upon a street, road or waterway.

(86) Lot Area: The area of contiguous land bounded by lot lines, exclusive or land provided for public thoroughfares.

(87) Lot Depth: The average horizontal distance between the front lot line and the rear lot line measured within the lot boundaries.

(88) Lot Line: A property boundary line of any land parcel held in a single or separate ownership; except that where any portion of the property boundary line extends into the abutting street or alley, the property boundary line shall be deemed to be the street or alley right-of-way line.

(89) Lot, Through: A lot which has a pair of opposite lot lines along two (2) substantially parallel streets, and which is not a corner lot. On a through lot both street lines shall be deemed front lot lines.

(90) Lot Width: The average horizontal distance between the side lot line of a lot measured within the lot boundaries or the minimum distance between the side lot lines within the buildable area at right angle to the length.

(91) Manufactured Building: Any structure covered under the Wisconsin Manufactured Building Code §101.70 of Wisconsin Statues, which is used or intended to be used primarily for human habitation, whether temporary or permanent.

(92) Manufactured Home: A structure transportable in one (1) or more sections, which in the traveling mode is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on-site is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein and which complies with all manufactured home construction and safety standards established under 42 U.S.C. 5401-5426, which became effective June 15, 1976.

(93) Manufactured Home Park, Mobile Home Park, Manufactured Building Park or Manufactured Home Community: Any plot or plots of ground upon which three (3) or more manufactured homes that are occupied for dwelling or sleeping purposes are located, together with necessary accessory buildings, driveways, walks or other required adjuncts using a common septic system, excluding a farm where the occupants of the manufactured homes are the father, mother, son, daughter, brother or sister of the farm owner or operator or where the occupants of the manufactured homes work on the farm per Wis. Stats. §101.91(5m).

(94) Marina, Commercial: A harbor, boat basin or dry dock area providing dockage, supplies and services for pleasure craft for pay.

(95) Mineral Exploration: The on-site geographic examination from the surface of an area by core, rotary, percussion, or other drilling where the diameter of the hole does not exceed eighteen (18) inches for the purpose of searching for metallic minerals or establishing the nature of a known metallic mineral deposit and included associated activities such as clearing and preparing sites or constructing roads for drilling. For the purposes of this section, exploration does not include drill holes constructed for the purpose of collecting soil samples or for determining radioactivity by means of placement of radiation-sensitive devices.

(96) Mineral Prospecting: Engaging in the examination of an area for the purpose of determining the quality and quantity of minerals other than for exploration but including the obtaining of an ore sample by such physical means as excavating, drilling, construction of shafts, ramps, tunnels, pits and the production of refuse and other associated activities.

(97) Mineral Prospecting Site: The lands on which prospecting is actually conducted as well as those lands on which physical disturbance will occur as a result of such activity.

(98) Mining: All or part of the process of obtaining metallic minerals other than for exploration or prospecting including commercial extraction, agglomeration, beneficiation, construction of roads, removal of over-burden, and the production of refuse.

(99) Mining Site: The surface area from which the minerals or refuse or both have been removed, the surface area covered by refuse or lands distributed by the construction or improvement of haulage-ways, and any surface areas on which structures, equipment, materials and any other things used in the mining operation are situated.

(100) Mobile Home: A vehicle manufactured or assembled prior to June 15, 1976, designed to be transported to its placement as a single unit or in sections and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid un-collapsible construction with has an overall length in excess of forty-five (45) feet. "Mobile home" includes the mobile home structure, its plumbing, heating, air-conditioning and electrical systems and all other equipment carrying a manufacturer's warranty.

(101) Mobile Home Park: Any plot or plots of ground owned by a person, state or local government upon which two (2) or more units, occupied for dwelling or sleeping purposes regardless of mobile home ownership, and whether or not a charge is made for such accommodation.

(102) Mobile Home Stand: That part of an individual mobile home lot which has been reserved for the placement of one (1) mobile home unit and the exclusive use of its occupants.

(103) Motel: A building or group of buildings containing rooms which are offered for compensation for the temporary accommodation of transients, where there is no permanent occupancy for any unit except by the owner, his agent or his employees.

(104) Motor Freight Transportation Terminal: A place where goods are loaded or unloaded onboard a vehicle for transport.

(105) Non-automotive Vehicle Repair and Implement Sales, Service and Repair: Any building or premises which sells or offers repair and service of off-road vehicles, snowmobiles, all-terrain vehicles, motorcycles, motorboats, personal watercraft, lawn equipment, small engines or other similar vehicles or implements.

(106) Nonconforming Lot: Any lot created and recorded prior to the effective date of this Ordinance, or amendment thereto, which does not conform to the size or lot dimension requirements herein.

(107) Nonconforming Structure: Any structure lawfully placed when constructed but which does not conform to the current requirements of this Ordinance.

(108) Nonconforming Trade or Industry: Any business lawfully conducted on a premise at the time of the effective date of this Ordinance, or amendment thereto, which does not conform to the regulations herein.

(109) Nonconforming Uses and Structures: The lawful use of a building, structure, or property, which existed at the time this Ordinance, or an applicable amendment to this Ordinance, took effect and which is not in conformity with the provisions of this Ordinance.

(110) Non-rental Guesthouse: A habitable building to be used occasionally by guests of the owner of the principal house located on the same lot. Permits issued for a non-rental guesthouses prior to June 1, 2021 will continue to be regarded as non-rental structures. To be considered for a rental structure or a condominium unit an existing non-rental guesthouse must meet all current district zoning requirements and apply for a change of use permit.

(111) Outlot: A parcel of land not suitable for or not intended for development and designated an outlot on a Certified Survey Map or plat approved pursuant to this Ordnance or the Vilas County Subdivision Control Ordinance.

(112) Patio: A designated area constructed of materials embedded in the ground such as: Asphalt, concrete, block, tile, flagstone, crushed rock, brick, wooden block, etc.

(113) Permitted Use: A use that is allowed by right, without a conditional use permit, special exception, or other special zoning permission.

(114) Person: Any individual, corporation, firm, partnership, association, organization, any group acting as a unit, or personal representatives appointed according to law, including all partners, officers, agents, or members thereof.

(115) Pond, Artificially Created: An area of water artificially created that is surrounded by land, not hydrologically connected to a natural navigable water body and smaller than a lake.

(116) Primitive Hunting Cabin: A structure which is not used as a home or residence, used principally for recreational hunting activity constructed before December 31, 1997. Primitive hunting cabins are only permitted in the Forestry District (F) and all provisions of Wis. Stats. §101.61(3) and 101.65(1g) apply.

(117) Principal Structure: Any structure on a parcel in which the principal use of the parcel is being conducted.

(118) Private Onsite Wastewater Treatment System (POWTS): A sewage disposal system other than a public sewage system, including septic tanks, soil absorption systems, privies, holding tanks, and privately-owned common sewerage facilities including package treatment plants, lagoons, and irrigation systems.

(119) Protected Farmland: Land that is located in the Farmland Preservation Overlay District, is covered by a farmland preservation agreement, or is otherwise legally protected from nonagricultural development.

(120) Public and Semi-Public Uses: Public and semi-public uses in the sense of this Ordinance are uses principally of an institutional nature and serving a public need, such as: Private and nursery schools, libraries, museums, post offices, police and fire stations, government offices, town halls and public garages.

(121) Public Open Space: Any publicly owned open area, including but not limited to the following: Parks, playgrounds, forest preserves, beaches, waterways, parkways and streets.

(122) Public Way: Any public road, street, highway, drainage-way or part thereof.

(123) Quarrying: The removal of rock, slate, gravel, sand, topsoil or other natural material from the earth by excavating, stripping, leveling or any other such process.

(124) Reclamation: The process by which an area physically or environmentally affected by mining is rehabilitated to either its original state, or is shown to be physically or economically impractical or environmentally or socially undesirable to a state that provides long-term environmental stability.

(125) Recreational Area: Any park, playground, ball-field, ski hill, sport field, swimming pool, riding stable or riding academies or other facilities and areas constructed for recreational activities and open for use by public or private organizations.

(126) Recreational Vehicle: Any of the following:

(A) Travel Trailer: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses and identified as a travel trailer by the manufacturer.

(B) Pick-Up Coach: A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.

(C) Motor Home: A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

(D) Camping Trailer: A canvas or folding structure mounted on wheels and designed for travel, recreation and vacation use.

(E) Tent: A portable lodge of canvas or strong cloth stretched and sustained by poles or by other means of support.

(127) Recreational Vehicle Parking Area: A parcel of land on which two (2) or more spaces are temporarily occupied or intended for temporary occupancy by recreational vehicles for transient dwelling purposes.

(128) Renewal TRH Permit: A permit secured under Article XII of this Ordinance by an owner who has had a valid TRH permit during the last twelve (12) months.

(129) Residence, Duplex (Two Family): A habitable structure containing two (2) single-family residential units within or attached are considered multi-family for administration of this Ordinance.

(130) Residence, Multiple Family: A habitable structure containing three (3) or more single-family residential units within or attached. A single-family residence which is attached by same wall construction to another dwelling unit. Attached dwelling units include duplexes, triplexes, townhouses and row houses.

(131) Residence, Single-Family: A detached habitable structure which is entirely surrounded by open space containing one (1) single-family dwelling unit, which may have accessory structures such as decks, garages, patios, porches and similar structures attached. Attached structures must maintain setbacks for a principal structure.

(132) Residence, Single-Family Unit: A habitable structure or portion thereof; with rooms arranged, designed, used or intended to be used for one (1) family.

(133) Resident Agent: A person appointed by the owner of a tourist rooming house to act as an agent on their behalf to ensure compliance with this Ordinance.

(134) Resort:

(A) A private business consisting of three (3) or more keyed units in separate structures on the same parcel, on multiple adjacent parcels, or within the same condominium which are owned by the same person, and which are utilized principally for the accommodation of tourists or transients for recreation, not including a hotel, motel, or bed and breakfast establishment.

(B) A condominium in which the declaration, by-laws, or other governing documents require all transient lodging offerings to be operated as a common entity with common management, as evidenced by deed restrictions recorded on the deed to each property.

(135) Riding Stables or Riding Academies: For the purpose of this Ordinance, shall include buildings or premises used for the rent or lease of horses or animals for riding.

(136) Right-of-Way: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main. The usage of the term right-of-way for zoning purposes shall mean every right-of-way hereafter established and shown on a plat or certified survey map which is separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

(137) 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.

(138) Sales, Service, or Repairs, Miscellaneous: Any of the mixed uses related to sales, service, or repairs.

(139) Sanitary Landfill: A waste disposal operation which consists of dumping garbage, rubbish, and other debris into a depression or trench, compacting it and promptly covering it with a layer of earth of suitable thickness.

(140) Sanitary Station: A facility used for removing and disposing of wastes from recreational vehicle holding tanks.

(141) Satellie Dish: See structure.

(142) Setback Lines: Lines established adjacent to highways, shorelines, and side lot lines for the purpose of defining limits within which no building or structure or any part thereof shall be erected or permanently maintained. For purposes of enforcement, all measurements are to be taken horizontally.

(143) Sewered: A structure which is connected to and served by a sewerage system as defined and regulated by Wisconsin Administrative Code NR 110.

(144) Shooting Range: Public or private structures, parking areas, and other associated improvements, designed and constructed for the purpose of providing a place for the discharge or various types of firearms or dangerous weapons and is open to club members or public use. Shooting ranges shall encompass shooting stations or firing lines, target areas, berms and baffles, and other related components.

(145) Site Plat: A drawing or design which shows the proposed land use, construction or practice as set forth by the County Zoning Committee.

(146) Storage Rental Unit: A storage rental unit may also be known as self-service storage, mini storage or individual storage space. A location or structure in which storage space (such as large or small areas within a structure, lockers, containers, and/or outdoor space) is rented to tenants, usually on a short-term basis (often month-to-month).

(147) Street (Avenue, Place, Road, Terrace, Parkway, Boulevard or Court): A right-of-way of a required width, which affords a primary means of access to abutting property.

(148) Structure: Any construction, production or piece of work artificially built up or down composed of parts purposefully joined together in some definite manner; a combination of materials installed on, above, or below the surface of a parcel of land, the use of which requires location on the ground or attached to something on the ground.

(149) Structural Alteration: Any change in the supporting members of a building such as bearing walls, columns, beams or girders, or any substantial changes in the roof and exterior walls.

(150) Substantial Evidence: Facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(151) Temporary or Temporary Use: Any period of time or use not to exceed thirty (30) consecutive calendar days.

(152) Tiny House: A single-family swelling of less than 720 square feet. Tiny houses shall be regulated in all districts as a single-family dwelling unless located within an RV park, campground, or cottage park, where they must meet the requirements for that type of facility.

(153) Tourist or Transient: A person who travels from place to place away from his or her permanent residence for vacation, pleasure, recreation, culture, business, or employment.

(154) Tourist Rooming House (TRH): A single keyed unit in which sleeping accommodations are offered for pay to tourists or transients, not including private boarding or rooming houses not accommodating tourists or transients, hotels, motels, or bed and breakfast establishments.

Note: *In general, TRH establishments are vacation homes, cabins and cottages which are rented out to tourists and transients.*

(155) Town: Any town of the County including the town board, town clerk, or any designated town committee.

(156) Toxic Materials: Materials which are capable of causing injury to living organisms by chemical means.

(157) Tract: An area of land not definitely bounded and referred to as a general location.

(158) Transient Lodging: A commercial lodging establishment which rents sleeping quarters or dwelling units for periods of less than one (1) month (30 days).

(159) Travel Trailer Park: Any public or private premises having two (2) or more travel trailers including buildings established for temporary day and overnight habitation by persons other than the owner of the parcel using travel trailers or similar recreation vehicles for the purposes of camping. For enforcement purposes travel trailer parks are considered park-grounds.

(160) Tree House: A tree house, tree fort, or tree shed is a platform or building constructed around, next to or among the trunk or branches of one (1) or more mature trees while above ground level. Tree houses can be used for recreation, work space, a hangout space and observation.

(161) TRH Permit: A permit obtained under Article XII of this Ordinance to operate a Tourist Rooming House. A TRH permit may be an initial TRH permit or a renewal TRH permit.

(162) TRH Permit Year: A one-year period beginning February 1 and ending the following January 31.

(163) Unnecessary Hardship: The circumstance where special conditions which were not self-created affect a particular property and make strict conformity with restrictions governing area, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of this Ordinance.

(164) Unsewered: A structure or parcel where the domestic sewage is treated by means of a private sewage system as defined by Wisconsin Statues Chapter 145. Private sewage systems include, but are not limited to, septic tanks, soil absorption fields, and holding tanks.

(165) Use, Accessory: A subordinate use which is clearly and customarily incidental to the principal use of a building or premises and which is located on the same lot as the principal building or use except for such accessory parking facilities as are specifically authorized to be located elsewhere.

(166) Use, Principal: The primary use of a property or structure.

(167) Utility Facility: Utility owned structures not related to the direct delivery or utility service to households or businesses. Utility facilities include power generating plants, electrical utility substations, utility offices, treatment plants, sanitary stations, and sanitary landfills.

(168) Variance: An authorization granted by the Board of Adjustment to construct, alter, or use a building or structure in a manner that deviates from the dimensional standards of the Ordinance.

(169) Warehouse: A structure used for the reception and storage of raw materials, manufactured goods and merchandise temporarily before export or distribution for sale.

(170) Wetland: An area where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation, and which has soils indicative of wet conditions.

(171) Yard: An open space on a zoning lot, which is unoccupied or unobstructed from its lowest level to the sky, except as otherwise provided herein. For the purpose of this Ordinance, a “yard” extends along a lot line to a depth or width specified in the yard regulations for the zoning district in which such zoning lot is located.

(172) Yard, Front: A yard paralleling along the full length of the front lot line between the side lot lines. For purposes of enforcement, the front lot line shall be considered the lot line bordering a public or private vehicular right-of-way or a navigable body of water.

(173) Yard, Rear: A yard paralleling along the full length of the rear lot line between the side lot lines.

(174) Yard, Side: A yard paralleling along a side lot line from the front yard to the rear yard.

Note: *Prior to Amendment 85-267 in 2021, definitions in Article XI were not numbered. Numbers have changed as definitions have been added or removed; general numbering changes should be assumed with each subsequent amendment and are not specified in the History section below.*

History: *Amendment 85-177, Article XI:(15) created effective 11/12/2002*

Amendment 85-199, Article XI: Flood fringe, floodplain, flood proofed, and flood way removed; (62) added; (67) amended; (71) created; Navigable waters removed; Ordinary high-water mark removed; Pier removed; (118) amended; Shorelands, shoreland wetland zoning district, sign, sign gross surface area of, and special exception removed effective 5/11/2005

Amendment 85-216, Article XI, (64) amended; (110) created; (148) amended; effective 6/27/2007

Amendment 85-230, Article XI: (17) amended; (42) created effective 11/25/2009

Amendment 85-234, Article XI: (148) amended effective 11/24/2010

Amendment 85-267, Article XI: (2) created; (24) created; (25) amended; (26) created; (30) created; (31) created; (32) created; (33) created; (39) created; (43) created; (44) created; (47) created; (67) amended; (68) created; (69) created; Hunting or Fishing Shelter removed; (74) created; (76) amended; Mini storage removed; (104) created; (110) amended; (115) created; (116) created; Single Family Dwelling, Attached removed; Single Family Dwelling, Detached removed; (129) amended; (130) amended; (131) amended; (132) amended; (134) amended; (144) amended; (150) created; (152) created; (154) created; (158) amended; (16) created; (169) amended effective 6/1/2021

Amendment 85-276, Article XI: (75) created; (77) created; (114) created; (128) created; (133) created; (134) amended; (153) created; (154) amended; (161) created; (162) created effective 1/1/2024

Ordinance 2025-08, Amendment 85-283, Article XI: (1) amended; (3) amended; (4) created; (5) created; (8) created; former (6) automobile salvage yard removed; (11) amended; (16) amended; (18) created; (19) amended; (20) amended; (23) amended; (30) amended; (31) amended; (40) created; (49) created; (50) created; (46) Farming, tree removed; (53) created; (54) created; (55) created; (56) created; (57) created; (60) created; (67) amended; (80) created; (82) created; (105) created; (107) amended; (111) created; (113) created; (117) amended; (118) amended; (119) created; (134) amended; (152) amended effective 12/15/2025;

ARTICLE XII: OPERATION OF A TOURIST ROOMING HOUSE

Introduction and Explanation: Article XII contains rules, regulations and permitting requirements for tourist rooming houses in Vilas County. It is adopted to ensure that tourist rooming houses in Vilas County are appropriately managed to protect the public health, safety, general welfare, environment, character and stability of all areas within the County.

12.1 APPLICABILITY

This article shall apply to all rentals of a single-family dwelling, tourist rooming house, or other structure for a term of twenty-nine (29) days or less unless specifically exempted by Section 12.2 below.

12.2 EXEMPTIONS

The following operations are exempt from complying with the requirements of this Article:

(A) A private boarding or rooming house not accommodating tourists or transients.

(B) Hotels and motels as defined in Article XI and licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625.

(C) Resorts as defined in Article XI and licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625.

(D) Bed and breakfast establishments as defined in Article XI and licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625.

(E) Campgrounds as defined in Article XI and licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625.

(F) February monthly rental of a single-family dwelling or multi-family dwelling unit which is normally and regularly offered for monthly rentals.

12.3 PROHIBITIONS

(A) Any advertisement, offer, or execution of a rental for a term of less than seven (7) consecutive days, regardless of whether additional rentals occur within the seven (7) day period, are prohibited in the Single Family Residential (R-1) zoning district unless the tourist rooming house meets the requirements of Article VIII, Section 8.1(E) of this Ordinance.

(B) Tourist rooming house rentals are prohibited in cottage parks, manufactured home parks, mobile home parks, manufactured building parks, or manufactured home communities as defined in Article XI.

History: *Ordinance 2025-08, Amendment 85-283, Article XII, Section 12.3(B) amended effective 12/15/2025*

(C) Camping units located outside of a campground licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625 are prohibited from being offered or used as tourist rooming houses.

(D) No flows and loads affidavit, affidavit regarding private on-site waste treatment system (POWTS) size based on occupancy, or other affidavit shall be used to determine or affect the occupancy requirements set forth in this Ordinance.

(E) No tourist rooming house may be served by a sanitary facility which does not meet the requirements of Wisconsin Administrative Code SPS 383.32.

12.4 PERMIT REQUIRED

(A) No person, agent or others acting on their behalf shall operate or offer a tourist rooming house without having obtained a permit from the Department in accordance with the provisions of this Article.

(B) Initial TRH Permit:

(1) Any property owner, agent, or other person having a contractual interest in any residential dwelling or other structure may apply for a permit to operate a tourist rooming house.

(2) Initial applications must be submitted at least thirty (30) days in advance of the date the property is first offered for rent.

(C) Renewal TRH Permit:

(1) Any property owner, agent, or other person having a contractual interest in any residential dwelling or other structure may apply for a renewal of a permit to operate a tourist rooming house.

(2) Renewal applications must be submitted no later than thirty (30) days prior to the expiration date of the existing TRH permit.

(D) Permit Expiration:

(1) Initial TRH permits issued prior to November 1 shall expire at the end of the TRH permit year during which they are issued.

(2) Initial TRH permits issued on November 1 or later shall expire at the end of the next TRH permit year.

(3) Renewal TRH permits shall expire at the end of the next TRH permit year.

(4) Both initial and renewal TRH permits shall expire upon such time as a document is recorded with the Vilas County Register of Deeds which changes or alters the name of the person, firm, corporation, or entity which owns the property.

(E) Permit Revision:

(1) Any property owner, agent or resident agent listed on an existing initial or renewal TRH permit may apply for a revision to said permit.

(2) All permit revisions shall be submitted to the Department on forms supplied by the Department. All requirements of the existing permit shall be in force until such time as the revisions are approved by the Department.

(F) Initial TRH Permit, Renewal TRH Permit, and Permit Revision Application Requirements:
Applications for Initial TRH permits, renewal TRH permits, or revisions to existing permits, shall include the following information:
(1) Address and tax parcel number;
(2) Name, address, telephone number and e-mail address of property owner;
(3) Name, address, telephone number and e-mail address of applicant;
(4) Name, address, telephone number and e-mail address of resident agent;
(5) Signature of applicant and resident agent;
(6) Legal description of property;
(7) Proposed occupancy of the tourist rooming house;
(8) Proof of adequate sewage disposal facilities (POWTS);
(9) Proof of licensure through the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625 or a copy of the application for said license;
(10) A copy of the property rules required under Paragraph 12.7(B), unless already on file;
(11) Permit fees as set forth in the Vilas County Zoning & Sanitary Fee Schedule.

(G) The Zoning Administrator or their designee may require any additional information necessary to decide upon the issuance of a permit under this Article including but not limited to detailed site plans, floor plans, and parking area diagrams.

(H) Issuance of a permit under this Article does not exempt a property owner from obtaining a permit or license from a local municipality under a local municipal ordinance, the Vilas County Public Health Department under Chapter 8 of the Vilas County Code of Ordinances, or the State of Wisconsin or its agents under Wis. Stat. §97.605 or §97.625.

(I) No permit to operate a tourist rooming house shall be issued or considered when requested if three (3) or more violations of this Article resulting in forfeitures have occurred on a property, or if the owner or designated agent receives six (6) or more notifications of substantiated violations in accordance with Section 12.10(D) within the twelve (12) month period prior to application.

(J) No permit to operate a tourist rooming house shall be issued or considered when requested if a violation of any regulation enforced by the Department exists on the property, or any violation of Chapter 8 of the Vilas County Code of Ordinances exists on the property, unless the above requested permit is required to abate the violation.

(K) Permits issued under this Article are non-transferable, and the owner or resident agent shall notify the Department in writing of any transfer of legal control of any property covered by permit.

(L) A separate permit under this Article shall be required for each structure to be used as a tourist rooming house.

12.5 OCCUPANCY

(A) The maximum occupancy of a tourist rooming house served by a POWTS shall be limited to the number of occupants for which the POWTS was designed, or the number of occupants authorized by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625, whichever is less.

Note: *Residential POWTS are considered to be designed to accommodate two (2) occupants per bedroom, or 75 gpd design flow per person for in-ground systems. Sizing may vary for holding tanks or other types of systems.*

History: *Ordinance 2025-08, Amendment 85-283, Article XII, Section 1.25(A) Note amended effective 12/15/2025*

(B) The maximum occupancy of a tourist rooming house served by a public or municipal sewer system is limited to the number of occupants authorized by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625.

(C) The maximum occupancy allowed on a property being utilized as a tourist rooming house shall not exceed the allowed maximum of the tourist rooming house.

(D) No camping units, recreational vehicles, or other temporary lodging arrangements shall be permitted onsite as a means of providing additional accommodation for paying guests or other invitees.

12.6 PARKING

(A) Tourist rooming houses located in all zoning districts shall comply with the Section. Tourist rooming houses located in the Community Business (CB) zoning district are not exempt from the parking requirements un this Section.

(B) Each tourist rooming house shall provide a minimum of two (2) parking spaces for the first eight (8) occupants, then one additional space for each two (2) additional occupants thereafter.

History: *Ordinance 2025-08, Amendment 85-283, Article XII, Section 12.6(B) amended effective 12/15/2025*

(C) Parking spaces as required by this Section shall meet the requirements of Article VII, Section 7.1(A) of this Ordinance.

(D) Garage areas may count as parking spaces for purposes of this Ordinance provided each space meets the size requirements of Article VII, Section 7.1(A) and the garage areas are made available to renters as part of the rental contract.

(E) Areas located above, or within fifteen (15) feet of any POWTS component may not be used as parking areas to satisfy the requirements or this Article.

(F) Areas located within road, access, or utility easements may not be used as parking areas to satisfy the requirements of this Article unless expressed written consent is given by all entities which have access to said easement.

(G) Wetland areas, mapped Special Flood Hazard Areas, areas subject to a Mitigation Agreement which is already on file or otherwise reserved for compliance with Article XI of the Vilas County Shoreland Zoning Ordinance, areas within seventy-five (75) feet of the ordinary high water mark (OHWM) of a navigable waterway, and areas located within five (5) feet of a lot line shall not be used as parking areas to satisfy the requirements or this Article.

History: *Ordinance 2025-08, Amendment 85-283, Article XII, Section 12.6(G) amended effective 12/15/2025*

(H) Areas located within the right-of-way of a public road or highway may not be used as parking areas to satisfy the requirements of this Article.

(I) The total number of vehicles and trailers allowed on site shall not exceed the number of parking spaces provided.

(J) Existing garages, improved driveways, and improved parking areas which encroach into a setback set forth in Paragraphs (E) or (G) of this Section and which were in existence on January 1, 2024 may be used to satisfy the requirements of this Article.

History: *Ordinance 2025-08, Amendment 85-283, Article XII, Section 12.6(J) created effective 12/15/2025*

12.7 RESIDENT AGENT REQUIRED

(A) A resident agent is required for all tourist rooming houses. The owner may be the resident agent if they meet all requirements of this Section.

(B) The resident agent must be an adult person residing within Vilas County or within a forty (40) mile radius of the subject tourist rooming house or a corporate entity with physical offices located within Vilas County or within a forty (40) mile radius of the subject tourist rooming house.

(C) The resident agent must be authorized by the owner to act at the agent for the owner for the following purposes:

(1) Receipt of service of notice of violation of the provisions of this Ordinance;
(2) Service of process pursuant to this Ordinance; and
(3) Granting permission for Vilas County or its agents to enter the property permitted under this Article for the purpose of inspection and enforcement of all Ordinances for which the Department is responsible.

12.8 OTHER REQUIREMENTS

(A) A list of property rules must be posted at the property, provided to the guests and a copy submitted with the application for a permit. The property rules must include the following:
  (1) Maximum occupancy of the property as permitted by this Article;
  (2) Contact information for the designated agent;
  (3) The number of vehicles and trailers permitted and the location of the designated parking spaces.
  (4) Non-emergency contact information for law enforcement, fire department, and EMS services.
  (5) If applicable, information on the location of the high-water alarm for the POWTS, and procedures to follow if the alarm is activated.
  (6) Where to locate applicable outdoor burning regulations, hunting/fishing regulations, and local off-road vehicle, snowmobile, and boating regulations.

(B) If a tourist rooming house is not served by a public sanitary sewer, a POWTS in full compliance with this Article, the Vilas County Private Sewage System Ordinance, and Wisconsin Administrative Code must serve the property.

(C) A tourist rooming house which proposed to utilize a POWTS which was not installed using a valid soil and site evaluation report as defined in the Vilas County Private Sewage System Ordinance, Section 15.07(38) shall provide the documentation required under the Vilas County Private Sewage System Ordinance, Section 15.25(3)(b-d).

12.9 EXISTING TOURIST ROOMING HOUSES

Tourist rooming houses which were licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625 prior to the enactment of this Article shall be permitted to retain the maximum occupancy as permitted under such license, shall be exempted from the parking requirements of this Article, and shall be exempted from the requirements of Section 12.8(C) until the expiration of their initial TRH permit. Any subsequent initial TRH permit, renewal TRH permit, or revision to an existing permit shall conform to the requirements of this Ordinance.

12.10 ENFORCEMENT AND PENALTIES

(A) Enforcement of this Section shall be in accordance with the provisions of Section 9.6 of this Ordinance unless otherwise set forth in this Article.

(B) Tourist rooming house designated agents and renters shall be considered to be acting on the owners' behalf for the purposes of enforcement under this Article and Section 9.6(B) of this Ordinance.

(C) Advertising, offering, or operating a tourist rooming house which does not meet the requirements of this Article shall be considered a violation of this Article and be subject to the procedures and penalties set forth in Paragraphs (D) and (E) below.

(D) Upon notification of a substantiated violation of this Article, the owner, or those acting on their behalf, shall abate the violation within forty-eight (48) hours to the satisfaction of the Zoning Administrator or their designee. Failure to do so shall result in forfeitures as set forth in Section 12.41(I) of this Article and Paragraph (E) below.

(E) Penalties:

(1) Forfeitures

Any person, firm, corporation, or other entity including but not limited to contractors or those acting on behalf of the property owner, who violated any provision of this Article shall be subject to a forfeiture of $1,000 for the first violation, $1,500 for the second violation, and $2,000 for the third and all subsequent violations of this Article, plus the cost of prosecution. Each day a violation exists shall constitute a distinct and separate violation of this Article, and as such, forfeitures shall apply accordingly. The Zoning Administrator or their designee may seek remedy through citation or any other legal means available.

(2) Injunctions

As a substitute for or in addition to forfeiture actions, Vilas County may seek enforcement of any or all parts of this Article by a court action seeking injunctive relief.

History: *Amendment 85-276, Article XII created effective 1/1/2024*

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APPENDIX