

Table 4.0

Zoning District	Residential Density	Lot Size		Setbacks	Maximum Building Height
	Baseline ⁸	Minimum Area ⁷	Minimum Width	Highway Setback: Per Section 2.8 Waterfront: Per Shoreland Zoning Minimum Lot Line ⁴	
CV⁶ Conservancy		5 Acres	100 Ft	None ⁶	None ⁶
PURF Public Recreation and Forestry		1 Acre	-	20 Ft	None
PVRF⁵ Private Recreation and Forestry	1 unit/ 10 acres	1 Acre	150 Ft	20 Ft	35 Ft
AE⁵ Agriculture Enterprise	1 unit/ 40 acres	1 Acre	100 Ft	20 Ft	35 Ft
AR⁵ Agriculture Retention	1 unit/ 10 acres	1 Acre	100 Ft	20 Ft	35 Ft
AWT Agriculture and Woodland Transition	1 unit/ 2 acres	1 Acre	100 Ft	15 Ft	35 Ft
RR Rural Residential	1 unit/1 acre	1 Acre	100 Ft	15 Ft	35 Ft
RR-O Rural Residential - Overlay		2 Acre	100 Ft	15 Ft	35 Ft
SR Sewered Residential		20,000 SF	100 Ft	10 Ft	35 Ft
PD Planned Residential Development			75 Ft	10 Ft	35 - 60 Ft ²
H Hamlet		NONE	50 Ft	10 Ft	35 Ft
RC-N Rural Commercial - Neighborhood		-	50 Ft	10 ft ³	35 - 60 Ft ²
RC-O Rural Commercial - Overlay		2 Acre	50 Ft	10 ft ³	35 - 60 Ft ²
RC-G Rural Commercial - General		10,000 SF	75 Ft	10 ft ³	35 - 60 Ft ²
RI-G Rural Industrial - General		20,000 SF	150 Ft	20 Ft	35 - 60 Ft ²
RI-I Rural Industrial - Intensive		10,000 SF	75 Ft	20 Ft	35 - 60 Ft ²

Notes:

- 1 Lots located within shoreland areas are subject to the minimum lot sizes established in Chapter 32 Waupaca County Shoreland Protection Ordinance.
- 2 One additional foot of extra height may be added above 35 feet for each additional foot of lot line setback. See Section 2.8.6
- 3 Minimum lot line setback shall be the same as neighboring lot zoning unless the neighboring lot is zoned RC-N or RC-G.
- 4 Accessory Uses and Structures less than 200 square feet in area in the rear yard can be located 7.5 feet from any property line.
- 5 Base Zoning District Regulations remain the same within the Farmland Preservation Overlay Districts.
- 6 No Structures allowed per Section 6.10
- 7 Minimum Lot Sizes shall be measured exclusive of the road right-of-way, as defined in Sec. 2.0(40) of the Waupaca County Subdivision Ordinance.
- 8 Also see Section 8.0 Zoning District Overlays. Township density restrictions may be more restrictive than the baseline standards.

Table 5.0

Zoning Districts⁵

	Conservancy District ⁴	Public Recreation and Forestry	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Agriculture and Woodland Transition	Rural Residential	Sewered Residential	Planned Residential Development	Hamlet ¹	Rural Commercial - Neighborhood	Rural Commercial - General	Rural Industrial - General	Rural Industrial - Intensive	Land Use Definition and Requirements (Section #)
Land Uses	CV	PURF	PVRF	AE	AR	AWT	RR	SR	PD	H	RC-N	RC-G	RI-G	RI-I	
RESIDENTIAL LAND USES															6.5
Single Family Residence (Nonfarm)			P	P	P	P	P	P	P ¹	P					1
Dwelling less than 22 feet in Width			C	C	C	C	C	C	C	C					2
Two Family Residence (Nonfarm)			P	C	P	P	P	C	P ¹	P ¹					3
Multiple Family Residence						C	C	C	P ¹	P ¹					4
Nonfarm Residential Cluster															5
Lot Clustering Density Bonus				C	C	C	C								6
Single Family Residence - Accessory to a Principal Commercial Use										P	C	C			7
Major Home Occupation			C	C	C	C				C					8
Minor Home Occupation			P	P	P	P	P	P	P	P					9
Family Day Care Home			C	C	C	C	C	C	C	C					10
Bed and Breakfast Establishment			C	C	C	C	C	C	C	P	P				11
Manufactured/Mobile Home Community or Park									C						12
Temporary Occupancy of RV (over 30 days)			C	C	C	C	C			C					13
COMMERCIAL LAND USES															6.6
Personal or Professional Service										P ¹	P ¹	P ¹			1
Indoor Sales and Service										P ¹	P ¹	P ¹			2
Medium Indoor Sales and Service											C	P ¹			3
Large Indoor Sales and Service												C			4
Long Term Outdoor Display and Sale											C	C			5
Indoor Maintenance Service										P ¹	P ¹	P ¹	P ¹	P ¹	6
Outdoor Maintenance Service												C	C	C	7
In-Vehicle Sales and Service										C	C	C			8
Commercial Entertainment										C	P ¹	P ¹			9
Indoor Shooting Ranges for Firearms											C	C			10
Commercial Indoor Lodging Facility										C	C	P ¹			11
Resort Establishment											C	P ¹			12
Group Day Care Center Facility										C	P ¹	P ¹			13
Group Day Care Center Facility - Accessory to a Principal Use		C	C	C	C	C	C	C	C	P	P	P			13
Commercial Animal Facility			C	C	C	C					C	C			14
Sexually-Oriented Business												C		P	15
Personal Storage Facility			C	C	C	C					P	P	P	P	16
Indoor Storage or Wholesaling											C	C	C	C	17
Outdoor Storage or Wholesaling												C	C	C	18
Indoor Retail Sales Activity as an Accessory to Industrial or Indoor Storage and Wholesaling													C	C	19
Marinas and Boat Liveries												C			20
Mobile Service Facilities & Support Structures ²		C	C	C	C	C	C	C	C	C	C	C	C	C	21
Commercial Wind Energy Systems		C	C	C	C	C	C				C	C	C	C	22
General Temporary Outdoor Sales										P	P	P	P	P	23
Off-Site Commercial Parking		C	C	C	C	C			C	C	C	C	C	C	6.4

Table 5.0 (continued)

Zoning Districts⁵

Land Uses	CV	PURF	PVRF	AE	AR	AWT	RR	SR	PD	H	RC-N	RC-G	RI-G	RIH	Land Use Definition and Requirements (Section #)
	Conservancy District ⁴	Public Recreation and Forestry	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Agriculture and Woodland Transition	Rural Residential	Sewered Residential	Planned Residential Development	Hamlet ¹	Rural Commercial - Neighborhood	Rural Commercial - General	Rural Industrial - General	Rural Industrial - Intensive	
INDUSTRIAL LAND USES															
6.7															
Light Industrial Accessory Activity as an Accessory to Retail Sales or Service												C			1
Light Industrial											C	C	P ¹	P ¹	2
Heavy Industrial													C	C	3
Contractor Shop			C	C	C	C					C	P	P ¹	P ¹	4
Truck, Freight or Bus Terminal														C	5
Mineral Extraction (Non-Metallic)			C	C	C	C							C	C	6
Tow or Impoundment Yard													C	C	7
Salvage Yard														C	8
Solid or Hazardous Waste Facility														C	9
PUBLIC / INSTITUTIONAL LAND USES															
6.8															
Community Living Facility - 1 to 8 Residents			C	C	P	P	P	P	C	P					1
Community Living Facility - 9 to 15 Residents			C	C	C	C		C	C	C					2
Community Living Facility - 16 or More Residents			C	C	C	C		C	C						3
Outdoor Institutional			C	C	C	C	C	C	C	C	P ¹	P ¹			4
Airport					C	C							C	C	5
Minor Indoor Institutional		C	C	C	C	C	C	C	C	P ¹	P ¹	P ¹			6
Major Indoor Institutional		C	C	C	C	C	C	C	C		C	C			7
Public Service and Utility			C			C		C	C	C	C	C	C	C	8
Small Solar Energy Systems		P	P	P	P	P	P	P	P	P	P	P	P	P	9
Large Solar Energy Systems		C	C	C	C	C					C	C	C	C	10
Standalone Parking Lot											C	C			11
PARK / RECREATION LAND USES															
6.9															
Outdoor Public Recreation	C ⁴	P	P			P	P	P	P ¹	P	P	P			1
Outdoor-Recreation - Active		C	C			C	C	C	C		C	C			2
Outdoor Shooting Ranges for Firearms		C	C	C	C	C						C			3
Special Events (200 people or less)		P	P	P	P	P	P	P		P	P	P	P	P	4
Special Events (greater than 200 people)		C	C	C	C	C				C	C	C	C	C	4
Campgrounds and Camping Resorts		C	C		C	C			C		C				5
Vehicle Course or Track		C	C	C	C	C						P	P	P	6
OPEN LAND / AGRICULTURE USES															
6.10															
Agricultural Use	P ⁴		P	P	P	P	C								1
Agriculture - Animal Husbandry ³	P ⁴		P	P	P	P	C								2
Agriculture - Related Use			C	C	C	C					C				3
On-site Agricultural Retail			P	P	P	P									4
Agricultural Accessory Use			P	P	P	P									5
Outdoor Storage of Motor Vehicles, Farm Machinery and Collectibles			C	C	C	C									6
Agriculture Home Occupation			P	P	P	C									7
Farm Residence			P	P	P	P									8
Secondary Farm Residence			P	P	P	P									9
Forestry Management	P ⁴	P	P	P	P	P	P								10
Private Reception Venue			C	C	C	C									11

¹ Permitted use subject to site plan review as outlined in Section 10.0

² Mobile Service Facilities & Support Structures - New Structures and Class 1 Collocations require a Conditional Use Permit and Class 2 Collocations require a Land Use Permit as outlined in Chapter 48 Mobile Service Facilities & Support Structures Ordinance.

³ See Section 6.10.2 for permitted animal units within the PVRF zoning district and non-farm residential lots within the AE, AR, and AWT zoning districts.

⁴ No structures allowed as per Section 6.10.

⁵ Accessory Structures are permitted in all zoning districts, except the Conservancy District, as set forth in Sec. 2.15.

Table 5.1

Zoning Districts¹⁰

Land Uses	Conservancy District ⁹	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Rural Residential - Overlay	Rural Commercial - Overlay	Land Use Definition and Requirements (Section #)
	CV	PVRF	AE	AR	RR-O	RC-O	
RESIDENTIAL LAND USES							6.5
Single Family Residence (Non-Farm)					P		1
Dwelling less than 22 feet in Width		C	C	C	C		2
Two Family Residence (Non-Farm)					P		3
Multiple Family Residence					C		4
Nonfarm Residential Cluster					P		5
Lot Clustering Density Bonus							6
Single Family Residence - Accessory to a Principal Commercial Use						C	7
Major Home Occupation ⁴		C	C	C	C		8
Minor Home Occupation ⁴		P	P	P	P		9
Family Day Care Home ⁴		C	C	C	C		10
Bed and Breakfast Establishment ⁴					C	P	11
Manufactured/Mobile Home Community or Park							12
Temporary Occupancy of RV (over 30 days)		C	C	C	C		13
COMMERCIAL LAND USES							6.6
Personal or Professional Service						P ¹	1
Indoor Sales and Service						P ¹	2
Medium Indoor Sales and Service						C	3
Large Indoor Sales and Service							4
Long Term Outdoor Display and Sale						C	5
Indoor Maintenance Service						P ¹	6
Outdoor Maintenance Service							7
In-Vehicle Sales and Service						C	8
Commercial Entertainment						P ¹	9
Indoor Shooting Ranges for Firearms						C	10
Commercial Indoor Lodging Facility						C	11
Resort Establishment						C	12
Group Day Care Center Facility						P ¹	13
Group Day Care Center Facility - Accessory to a Principal Use							13
Commercial Animal Facility		C	C	C			14
Sexually-Oriented Business							15
Personal Storage Unit		C ⁴	C ⁴	C ⁴		P	16
Indoor Storage or Wholesaling						C	17
Outdoor Storage or Wholesaling							18
Indoor Retail Sales Activity as an Accessory to Industrial or Indoor Storage and Wholesaling							19
Marinas and Boat Liveries							20
Mobile Service Facilities & Support Structures ^{2, 4, 8}		C	C	C	C	C	21
Commercial Wind Energy Systems ⁴		C	C	C	C	C	22
General Temporary Outdoor Sales						P	23
Off-Site Commercial Parking							6.4

Table 5.1 (continued)	Zoning Districts ¹⁰						Land Use Definition and Requirements (Section #)
	Conservancy District ^p	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Rural Residential - Overlay	Rural Commercial - Overlay	
Land Uses	CV	PVRF	AE	AR	RR-O	RCO	
INDUSTRIAL LAND USES							6.7
Light Industrial Accessory Activity as an Accessory to Retail Sales or Service							1
Light Industrial							2
Heavy Industrial							3
Contractor Shop ⁴		C	C	C		C	4
Truck, Freight or Bus Terminal ⁴		C	C	C			5
Mineral Extraction (Non-Metallic) ⁶		C	C	C			6
Tow and Impoundment Yards							7
Salvage Yard							8
Solid or Hazardous Waste Facility							9
PUBLIC / INSTITUTIONAL LAND USES							6.8
Community Living Facility - 1 to 8 Residents ⁵		C	C	C	P		1
Community Living Facility - 9 to 15 Residents ⁵		C	C	C			2
Community Living Facility - 16 or More Residents ⁵		C	C	C			3
Outdoor Institutional ⁵		C	C	C	C	P ¹	4
Airport ⁴				C			5
Minor Indoor Institutional ⁵		C	C	C	C	P ¹	6
Major Indoor Institutional ⁵		C	C	C	C	C	7
Public Service and Utility ⁸		C				C	8
Small Solar Energy Systems		P	P	P	P	P	9
Large Solar Energy Systems ⁴		C	C	C		C	10
Standalone Parking Lot							11
PARK / RECREATION LAND USES							6.9
Outdoor Public Recreation	C ⁹	P			P	P	1
Outdoor Recreation - Active ⁵		C			C	C	2
Outdoor Shooting Ranges for Firearms		C	C	C			3
Special Events (200 people or less)		P	P	P	P	P	4
Special Events (greater than 200 people)		C	C	C		C	4
Campgrounds and Camping Resorts ⁷		C		C			5
Vehicle Course or Track ⁷		C	C	C			6
OPEN LAND / AGRICULTURE USES							6.10
Agricultural Use	P ⁹	P	P	P	C ³		1
Agriculture - Animal Husbandry	P ⁹	P	P	P	C ³		2
Agriculture - Related Use		C	C	C		C	3
On-site Agricultural Retail		P	P	P			4
Agricultural Accessory Use		P	P	P	C		5
Outdoor Storage of Motor Vehicles, Farm Machinery and Collectibles		C	C	C			6
Agriculture Home Occupation		P	P	P			7
Farm Residences		P	P	P			8
Secondary Farm Residence		P	P	P			9
Forestry Management	P ⁹	P	P	P	P		10
Private Reception Venue		C ¹¹	C ¹¹	C ¹¹		C ¹¹	11

¹ Permitted use subject to site plan review as outlined in Section 10.0

² Mobile Service Facilities & Support Structures - New Structures and Class 1 Collocations require a Conditional Use Permit and Class 2 Collocations require a Land Use Permit as outlined in Chapter 48 Mobile Service Facilities & Support Structures Ordinance.

³ See Section 6.10.2 for permitted animal units within non-farm residential lots

⁴ Conditional use Permit shall be compliant with Wis Stats 91.01(1)

⁵ Conditional use Permit shall be compliant with Wis Stats 91.46(5)

⁶ Conditional use Permit shall be compliant with Wis Stats 91.46(6)

⁷ Open Space Use Only, unless there are permanent structures and for public use then compliant with 91.46(5)

⁸ Conditional Use Permits shall be compliant with Wis. Stats 91.46(4)

⁹ No Structures allowed as per Section 6.10.

¹⁰ Accessory Structures are permitted in all zoning districts, except the Conservancy District, as set forth in Sec. 2.15.

¹¹ Conditional Use Permits shall be compliant with Wis. Stats 91.46(1)