

## SINGLE-FAMILY RESIDENTIAL (R-1)

*The purpose of the Single-Family Residential District is to create areas for exclusive low density residential use and prohibit the intrusion of uses incompatible with the quiet and comfort of such areas.*

### PERMITTED USES:

- \* Single-family detached dwelling units, including individual mobile homes which meet the yard requirements of the district.
- \* One non-rental guesthouse, which may be occupied on a temporary basis.
- \* Parks, playgrounds, golf courses & other recreation facilities. No structure of more than 1,000 square feet may be associated with such uses. Larger structures require conditional use permits.
- \* Home occupations as defined in Article XI of the Vilas County General Ordinance.
- \* Essential services.
- \* Hobby farms.

### CONDITIONAL USES:

- \* Airports & landing strips.
- \* Public & semi-public uses.
- \* Utility facilities.
- \* Private club houses exceeding 1,000 sq. ft. in area which are owned by condominium associations or other types on non-profit associations consisting of owners of adjacent or nearby properties.
- \* Bed & breakfast establishments are defined in Article XI of the Vilas County General Zoning Ordinance.
- \* Community based residential facilities (community living) as defined in Article XI of the Vilas County General Zoning Ordinance.

## MULTI-FAMILY RESIDENTIAL (R-2)

*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.*

### PERMITTED USES:

- \* All uses permitted in the R-1 District.
- \* Multiple family dwelling units.
- \* Apartments, townhouses & condominiums for rent.
- \* Bed & Breakfast establishments.
- \* Boarding houses & other types of group lodging.
- \* Community living (CBRF).
- \* Dwelling units on second stories.
- \* Mobile home parks.
- \* Resorts.
- \* Private club houses which are owned by condominium associations or other types of non-profit associations consisting of owners of adjacent or nearby properties.
- \* Hobby farms.

### CONDITIONAL USES:

- \* Airports & landing strips.
- \* Public & semi-public uses.
- \* Utility facilities.



## GENERAL BUSINESS (GB)

*The General Business District is established to create areas for a wide variety of commercial purposes on relatively large lots. Residential property owners in this district should be prepared to accept inconveniences associated with mixing potentially non-compatible land uses.*

### PERMITTED USES:

- \* All uses permitted in the R-1 & R-2 District.
- \* Agri-business (forest crop).
- \* Auto & RV sales, service & repair, except body shops.
- \* Auto service stations.
- \* Building & trade contractors, general & special.
- \* Eating & drinking establishments.
- \* Financial institutions.
- \* Forest products industries.
- \* Health care facilities.
- \* Hobby farms.
- \* Hotels & motels.
- \* Indoor recreation establishments.
- \* Mini-storage buildings.
- \* Professional offices.
- \* Public & semi-public uses.
- \* Retail stores & commercial services.
- \* Sales, service & repair, misc.
- \* Snowmobile sales and services.

### CONDITIONAL USES:

- \* Airports & landing strips.
- \* Body shops.
- \* Campgrounds & camping resorts.
- \* Gun clubs & shooting ranges.
- \* Kennels - commercial.
- \* Marinas - commercial.
- \* Objectionable emission of odor, dust fumes, smoke & noise: e.g. recycling business.
- \* Outdoor amusement facilities.
- \* Riding stables.
- \* Utility facilities.
- \* Warehousing & wholesaling.

# VILAS COUNTY ZONING DISTRICT USES



VILAS COUNTY  
PLANNING & ZONING OFFICE  
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## COMMUNITY BUSINESS (CB)

*The Community Business District is established to create and preserve and protect unincorporated villages which have historically been places where retail stores and services have located. Lot area and dimensions requirements in the CB District are lower than in other districts in order to promote compact business district environments.*

### PERMITTED USES:

- \* Auto service stations.
- \* Apartment, townhouses and condominiums for rent. \* Hotels & motels.
- \* Building & trade contractors, general & special.
- \* Bed & Breakfast establishments.
- \* Community Living (CBRF) establishments.
- \* Eating & drinking establishments.
- \* Essential services.
- \* Financial institutions.
- \* Health care facilities.
- \* Home Occupations.
- \* Indoor recreation facilities.
- \* Mini-storage buildings.
- \* Professional offices.
- \* Public & semi-public uses.
- \* Resorts.
- \* Retail sales & service.
- \* Single-family residential attached to commercial uses.
- \* Miscellaneous sales, service & repair.
- \* Hobby farms.

### CONDITIONAL USES:

- \* Automotive & RV sales, service and repairs.
- \* Body shops.
- \* Guesthouse – non-rental.
- \* Commercial marinas.
- \* Individual mobile homes.
- \* Parks, playgrounds & golf courses.
- \* Private clubhouses.
- \* Multiple-family residences.
- \* Multiple-family dwelling units on second stories.
- \* Single family residences.
- \* Snowmobile sales & service.
- \* Utility facilities.
- \* Warehousing & wholesaling.

## RECREATION DISTRICT (REC)

*The Recreation District is created to provide areas primarily for businesses oriented toward outdoor recreation. Property owners should be prepared to accept inconveniences associated with mixing potentially non-compatible land uses.*

### PERMITTED USES:

- \* All uses permitted in the R -1, R-2, & GB District.
- \* Commercial marinas. \* Commercial kennels.
- \* Campgrounds & camping resorts.
- \* Drive-in theaters.
- \* Hobby farms. \* Riding Stables.

### CONDITIONAL USES:

- \* Airports & landing strips.
- \* Auto Body shops. \* Utility facilities.
- \* Gun clubs & shooting ranges.
- \* Objectionable emission of odor, dust, fumes, smoke, noise. e.g. Recycling business.
- \* Outdoor amusement facilities.
- \* Warehousing & wholesaling.

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## INDUSTRIAL DISTRICT (I)

*The industrial District is created to provide areas for industrial and commercial activities. While the district does permit residential and general commercial uses, such uses enter the district aware that incompatibilities may affect their property.*

### PERMITTED USES:

- \* All uses permitted in the R -1, R-2, & GB District.
- \* Heavy equipment storage yards.
- \* Hobby farms. \* Utility facilities.
- \* Manufacture, processing, fabrication, packing, packaging & assembly of products from furs, glass, leather, paper, plastics, textiles, metal & wood.
- \* Motor freight transportation terminals.

### CONDITIONAL USES:

- \* Airports & landing fields.
- \* Objectionable emission of odor, dust, fumes, smoke & noise. e.g. Recycling business.
- \* Quarries & mines. \* Septage disposal sites.
- \* Salvage & junk yards.
- \* Warehousing & wholesaling.

## FORESTRY DISTRICT ( F)

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

### PERMITTED USES:

- \* Residential uses & including, but not limited to, farms, farmhouses, non-rental guest houses & mobile homes.
- \* Commercial & recreational uses, including but not limited to, resorts, eating & drinking establishments, bait shops, commercial marinas, campgrounds & camping resorts, mobile home parks, hotels, motels, riding stables, bed & breakfast establishments.
- \* Agricultural related businesses not requiring public services.
- \* Auto service stations.
- \* Auto & RV sales service & repair, excluding body shops.
- \* Community living facilities (CBRF).
- \* Essential services.
- \* Financial services.
- \* Forest products businesses & industries.
- \* Public parks, playgrounds, golf courses & other outdoor recreation facilities.
- \* Retail sales & services.
- \* Hobby farms.

### CONDITIONAL USES:

- \* Airports & landing fields.
- \* Gun clubs & shooting ranges.
- \* Objectionable emission of odor, dust, fumes, smoke & noise. e.g. Recycling business.
- \* Public & semi-public uses.
- \* Quarries & mines.
- \* Septage disposal sites.
- \* Utility facilities.
- \* Warehousing & wholesaling.

## AGRICULTURAL DISTRICT (A-EXCLUSIVE)

*The Agriculture District is created to preserve land & water resources for food & fiber production & preserve farms by preventing land use conflicts between incompatible uses. This District applies to lands in productive farm operations, good crop yields, lands capable of such yields, dairying, livestock raising, & grazing. Land for specialty crops eg: cranberry production, sod farms, Christmas trees & other types of food & fiber products. Wood lots & forested land part of commercial farm operations may be included.*

### PERMITTED USES:

- \* Agricultural, animal husbandry & forestry uses.
- \* Bed & Breakfast establishments. \* Hobby farms.
- \* Community living establishments (CBRF).
- \* Essential services. \* Residential uses.
- \* Roadside stands selling products produced on the farm.
- \* Structures & improvements consistent with & contributing to agricultural use.

### CONDITIONAL USES:

- \* Objectionable emission of odor, dust, fumes, smoke & noise. e.g. Recycling business.
- \* Public & semi-public uses.
- \* Single-family dwellings occupied by parents or children of the farm operator.
- \* Utility facilities. \* Warehousing & wholesaling.

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## ALL PURPOSE DISTRICT ( AP)

*The All Purpose District is created to provide areas for variety of mixed uses. Lands in this District are subject to the provisions of the Ordinance & all other Local, State & Federal Regulations.*

### PERMITTED USES:

- \* All uses are permitted except for those uses requiring a Conditional Use Permit.

### CONDITIONAL USES:

- \* Airports and landing fields. \* Utility facilities.
- \* Gun clubs & shooting ranges.
- \* Objectionable emission of odor, dust, fumes, smoke & noise. e.g. Recycling business.
- \* Quarries & mines. \* Septage disposal sites.
- \* Salvage & junk yards.
- \* Warehousing & wholesaling.
- \* Outdoor Amusement Facilities.