

Proposed Additional Commercial District, as Board approved 3/23, reviewed and revised by Pete Hankla 4/4/23 and adjusted by Clerk:

### SECTION III ZONING DISTRICTS

A - Agricultural District

RR - Rural Residential District

RE - Recreational District

RE-1 = Single family dwellings only

RE-2 = Single/Multi-family dwellings

C - Commercial District

C-1 = Principally for Sale, Lease, Rental or Trade of Products, Goods or Services

C-2 = High Density Plat Developments for Off-lake Parcels Only

A. ZONING DISTRICT MAP

B. A-AGRICULTURAL DISTRICT

C. RR-RURAL RESIDENTIAL DISTRICT

D. RE-RECREATIONAL DISTRICT

E. **C - COMMERCIAL DISTRICT:**

1. **C-1 Permitted Uses:**

- a. Single and multi-family non-farm dwellings
- b. Marinas and commercial resorts.
- c. Hotels, motels and eating and drinking establishments.
- d. Rooming and boarding houses.
- e. Retail and service uses, including grocery, drug and convenience stores, gasoline/ service facilities.
- f. Professional offices and clinics.
- g. Golf courses, including miniature golf courses and amusement establishments.
- h. Lumber yards.
- i. Mobile home parks, trailer parks and commercial campgrounds.
- j. Warehouse and rental storage facilities.
- k. Recreational water slides.

2. **C-1 Conditionally Permitted Uses:**

- a. Sale and service of automobile and farm implements.
- b. Grain storage facilities.
- c. Pet kennels; Riding stables; Slaughter houses.
- d. Mineral extraction, including commercial sand and gravel operations.
- e. ATV courses and race tracks.
- f. Sewage lagoons.
- g. Utility facilities (Substations, etc.)
- h. Manufacturing and processing of wood, metal, concrete and blacktop mixing.
- i. Outdoor theaters and movie houses.
- j. Wireless communication towers and associated facilities.
- k. Planned Unit Developments.

3. **C-1 Area and Density Requirements:**

- a. Where a public sewer collection system is available, the minimum lot area shall be fifteen thousand square feet (15,000 sf) with a minimum front lot width of seventy-five feet (75').
- b. Where a public sewer collection system is not available, the minimum lot area shall be one acre (43,560 sf), or meet the requirements of the governing Public Health Agency, whichever is greater.

- c. The principal and accessory buildings shall occupy not more than sixty percent (60%) of the lot area.
4. C-1 Building Height Limits:
  - a. Buildings hereafter constructed and/or structurally altered shall not exceed sixty-five feet (65') in height.
5. C-1 Setback Requirements:
  - a. The minimum setback requirements from the front lot line shall be not less than twenty feet (20'), or one hundred twenty feet (120') from the center line if abutting a federal, state, county, or township road.
  - b. The minimum setback requirements from the side lot lines shall be twenty-five feet (25'), or one hundred twenty-five feet (125') from the center line if abutting a federal, state, county, or township road.
  - c. The minimum setback requirements from the rear lot line shall be thirty feet (30'), or one hundred thirty feet (130') from the center line if abutting a federal, state, county, or township road.
  - d. Front and rear setback requirements shall be the same as Recreational if adjacent to or in a predominantly Recreational zoned area.
6. C-2 Permitted Uses:
  - a. New off-lake plats for commercial uses as permitted in C-1 plus personal use storage sheds, hobby shops, man cave quarters and the like, which may or may not include living quarters.
  - b. Temporary parking areas for recreation vehicles.
7. C-2 Area and Density Requirements:
  - a. Where a public sewer collection system is (or will be) available, the minimum lot area shall be fifteen thousand square feet (15,000 sf) with a minimum front lot width of seventy-five feet (75'). **Permit not to be approved until sewer system is constructed.**
  - b. Where a public sewer collection system is not available, the minimum lot area shall be one acre (43,500 ft) or meet the requirements of the governing Public Health Agency, whichever is greater.
  - c. The principal and accessory buildings shall occupy not more than sixty percent (60%) of the lot area.
8. C-2 Building Height Limits:
  - a. Buildings shall not exceed forty feet (40') in height with sidewalls not to exceed twenty feet (20') in height.
  - b. Building must blend with the surroundings in the area, i.e., neutral colors and no galvanized steel roofs, a steel roof must be of colored steel.
9. C-2 Setback Requirements:
  - a. The minimum setback from the eaves to the road shall be thirty feet (30').
  - b. The minimum setback from the eaves to the side lot lines shall be seven and a half feet (7-1/2').
  - c. The minimum setback from the eaves to the rear lot line shall be twenty feet (20').