

ONEIDA COUNTY ZONING AND SHORELAND PROTECTION ORDINANCE

CHAPTER 9 ARTICLE 2 – ZONING DISTRICTS

- 9.20 Zoning Districts
 - 9.21 Forestry (Districts 1-A, 1-B, and 1-C)
 - 9.22 Single Family Residential (District 2)
 - 9.23 Multiple Family Residential (District 3)
 - 9.24 Residential / Farming (District 4) and Residential / Retail (District 14)
 - 9.25 Recreational (District 5)
 - 9.26 Business B-1 and B-2 (Districts 6 and 7)
 - 9.27 Manufacturing and Industrial (District 8)
 - 9.28 General Use (District 10)
 - 9.29 Rural Residential (District 15)
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9.20 ZONING DISTRICTS

A. Districts Created

The following zoning districts are created:

- District 1-A - Forestry
- District 1-B - Forestry
- District 1-C - Forestry
- District 2 - Single Family Residential
- District 3 - Multiple Family Residential
- District 4- Residential and Farming
- District 5 - Recreational
- District 6 - Business (B-1)
- District 7 - Business (B-2)
- District 8 - Manufacturing and Industrial
- District 10 - General Use
- District 11 - Shoreland-Wetland District*
- District 14 - Residential and Retail
- District 15 - Rural Residential

<p>*Note that the specific provisions applicable to the Shoreland-Wetland District are contained in section 9.91 of this ordinance.</p>

B. District Boundaries

The boundaries of each of the zoning districts shall follow (1) the line or lines extended indicated on the United States General Land Office survey maps, or (2) along meandered streams or lakes, or (3) along railroad right-of-ways, highways, boundaries or recorded plats or along any recognizable or clearly definable line. The boundaries of the zoning districts are as shown on the current Oneida County Official Zoning Map, as designated by the Zoning Administrator, and as subsequently amended: 1" = 400' scale wetland boundary maps for the Town of Lynne, dated June 1, 1993; the Wisconsin Wetland Inventory Maps for all towns in Oneida County other than the Town of Lynne, stamped "Final" on December 15, 1983; and revised Wisconsin Wetland Inventory Maps for the Town of Lynne, stamped "Final" on June 15, 1993, which are hereby adopted and made a part of this ordinance. If a discrepancy exists between the wetland boundaries shown on the 1" = 400', scale wetland boundary maps for the Town of Lynne and the revised Wisconsin Wetland Inventory Maps for the Town of Lynne, the wetland boundaries shown on the revised Wisconsin Wetland Inventory Maps shall be used to delineate the boundaries of District 11, the Shoreland-Wetland District. Detailed legal descriptions of the boundaries of the zoning districts are contained in the Master Zoning District Document maintained by the Department. In the event of a conflict between the boundaries of the Zoning Districts contained in the Master Zoning District Document and the Oneida County Zoning Map, the boundaries contained in the Master Zoning District Document shall govern and prevail.

C. Condominiums - Generally

The provisions of this ordinance apply to condominiums.

D. Types of Uses - Generally

Three types of principal uses are allowed in each zoning district - permitted uses, administrative review uses, and conditional uses. The purpose of the three types of uses is to provide more flexibility and to streamline the zoning process.

1. Permitted uses

Only the permitted use specified for a zoning district, services essential to the permitted use, and its accessory uses shall be permitted in that district as a matter of right. Generally, a zoning permit must be issued by the Zoning Administrator before a permitted use may occur. (See sections 9.31 to 9.33.) In some

instances, the Zoning Administrator may add specific conditions to the issuance of a zoning permit. (See sections 9.35 and 9.36.)

2. Administrative review uses

Each zoning district has uses that are identified as administrative review uses. The purpose of this delineation is to allow expedited action on those uses that might otherwise be designated as conditional uses requiring full Committee review and action. Administrative review uses are those uses and their accessory uses that, while compatible with the permitted uses for the district, generally require that specific conditions be imposed on the use to fulfill the purpose of the zoning district and this ordinance. Pursuant to section 9.36, an administrative review permit containing specific conditions must be issued by the Zoning Administrator before such a use may occur.

3. Conditional uses

Conditional uses and their accessory uses are those uses which, because of their unique characteristics, cannot properly be allowed without consideration of the impact of those uses. Such uses may be allowed subject to the specific limitation, review, and approval provisions for conditional uses provided in this ordinance.

E. Accessory Uses and Structures (#83-2003, #35-2004, & #07-2005)

Accessory uses and structures shall not be permitted in the Single-Family Residential District (District 2), the Multiple-Family Residential District (District 3), the Residential and Retail District (District 14), and the Rural Residential District (District 15) until the principal structure is constructed or under construction. However, an accessory structure may be constructed prior to construction of a residence if:

- (1) The accessory structure has no plumbing.
- (2) The accessory structure shall be used exclusively for personal storage only, not for rental or lease of space.
- (3) Human occupancy is prohibited.
- (4) The maximum size of the structure is 1008 square feet.

In those towns that have village powers and have passed a moratorium in accordance with State Statute, County zoning permits shall not be issued for accessory structures on lots on which there is no principal structure or zoning permit for the same for a period of 180 days beginning immediately upon enactment by the County Board and publication until regulatory controls are adopted by the County or applicable Town, whichever is sooner.

F. Unclassified and Unspecified Uses

Unclassified or unspecified uses are presumed to be prohibited unless authorized by the Committee after review and recommendation of the Zoning Administrator, provided that such uses are compatible with the permitted uses, administrative review uses, or conditional uses allowed in that district.

9.21 FORESTRY DISTRICTS 1-A, 1-B, and 1-C (Amended #14-2001,19-2001, 07-2004, 14-2008)

A. DISTRICT 1-A FORESTRY

1. Purpose

The purpose of the District 1-A Forestry is to protect the integrity of the County's forested lands by preserving such land in a relatively natural state. Any human habitation is intended to be limited in duration and seasonal in nature, not year round. It is not intended, for example, that services such as snow plowing or school busing would be provided in this district. Since forest, wildlife, water and minerals are the chief resources to be developed in District 1-A Forestry, no building, land or premises shall be used except for one or more of the specified uses listed below. Year-round dwellings, principal residences, or uses requiring year-round dwellings are prohibited.

2. Forestry Use / Structure Agreement

Before any County permit will be issued relating to the construction, placement, or use of a dwelling in District 1-A Forestry, a forestry use structure agreement in a form approved by the Committee and available from the Department shall be executed by the property owner and recorded with the office of the Oneida County Register of Deeds. Such agreement shall acknowledge and agree to the limitations on residential uses in District 1-A Forestry and shall be binding on successors and assigns. In the event the County Board changes the district in which a property subject to such agreement

is located to one in which year-round dwellings, principal residences, or uses requiring year-round dwellings are permitted, the Department shall execute a release of such agreement at the written request of the property owner or his/her successors or assigns.

3. Permitted Uses
 - a. Silviculture
 - b. Portable sawmills and debarking operations
 - c. Growing and harvesting of any wild crop such as wild rice, ferns, mosses, berries, mushrooms, tree fruits and seeds, and marsh hay
 - d. Fire detection and control structures
 - e. Agriculture, including animal and poultry husbandry, bee-keeping, dairying and grazing, field crops, orchards, or horticulture
 - f. Seasonal dwelling
 - g. Private parks and playgrounds
 - h. Wilderness and recreational uses
 - i. Historical markers

4. Administrative Review Uses
 - a. Licensed fur farms, deer farms, fish hatcheries and fisheries
 - b. Seasonal recreational camps with more than 1 principal structure
 - c. Wildlife preserves
 - d. Public parks and playgrounds
 - e. Boat liveries and sale of bait
 - f. Telephone and public utility lines
 - g. Religious shrines

5. Conditional Uses
 - a. Hydroelectric dams and power plants
 - b. Aircraft landing fields
 - c. Non-portable sawmills and debarking operations
 - d. Metallic mineral exploration
 - e. Non-metallic mining
 - f. Governmental uses
 - g. Campgrounds and golf grounds
 - h. Structures used in communications subject to section 9.54
 - i. Flowage areas, transmission lines and substations

6. Minimum Lot Sizes

The minimum lot size requirements for District 1-A Forestry are contained in Appendix A to this ordinance, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

B. DISTRICT 1-B FORESTRY

1. Purpose

The purpose of District 1-B Forestry is to protect the integrity of the County's forested lands by preserving such land in a relatively natural state. Since forest, wildlife and water are the chief resources to be developed in District 1-B Forestry, no building, land or premises shall be used except for one or more of the specified uses listed below.

2. Permitted Uses

- a. Silviculture
- b. Portable sawmills and debarking operations
- c. Growing and harvesting of any wild crop such as wild rice, ferns, mosses, berries, mushrooms, tree fruits and seeds, and marsh hay
- d. Fire detection and control structures
- e. Agriculture, including animal and poultry husbandry, beekeeping, dairying and grazing, field crops, orchards, or horticulture
- f. Seasonal dwelling
- g. Private parks and playgrounds
- h. Wilderness and recreational uses
- i. Historical markers
- j. Year-round dwellings

3. Administrative Review Uses

- a. Licensed fur farms, deer farms, fish hatcheries and fisheries
- b. Seasonal recreational camps with more than 1 principal structure
- c. Wildlife preserves
- d. Public parks and playgrounds
- e. Boat liveries and sale of bait
- f. Telephone and public utility lines
- g. Religious shrines

4. Conditional Uses

- a. Hydroelectric dams and power plants
- b. Aircraft landing fields
- c. Non-portable sawmills and debarking operations
- d. Governmental uses
- e. Campgrounds and golf grounds
- f. Structures used in communications subject to section 9.54
- g. Flowage areas, transmission lines and substations

5. Prohibited Uses

Any expansions in size, capacity or hours of operation are strictly prohibited for existing resorts, marinas, and business establishments located in District 1-B Forestry that were established and operating prior to the effective date of this ordinance.

6. Minimum Lot Sizes

The minimum lot size requirements for District 1-B Forestry are contained in Appendix A to this ordinance, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

C. DISTRICT 1-C FORESTRY

1. Purpose

The purpose of District 1-C Forestry is to protect the integrity of the County's forested lands by preserving such land in a relatively natural state. Since forest, wildlife and water are the chief resources to be developed in District 1-C Forestry, no building, land or premises shall be used except for one or more of the specified uses listed below.

2. Permitted Uses

- a. Single family dwellings, including long-term family rental and lease arrangements requiring a 30 consecutive day minimum length of stay
- b. Seasonal dwelling
- c. Year-round dwellings

Chapter 9
ARTICLE 2 – ZONING DISTRICTS

- d. Community and other living arrangements as allowed by Sec. 59.69, Wis. Stats. that are property licensed by the appropriate state agency and that have the capacity for eight or fewer persons
 - e. Silviculture
 - f. Gardens and greenhouses for home use
 - g. Historical markers
 - h. Growing and harvesting of any wild crop such as wild rice, ferns, mosses, berries, mushrooms, tree fruits and seeds, and marsh hay
 - i. Stabling of one horse per 10 acres for owner's or tenant's exclusive use only
3. Administrative Review Uses
- a. Day care centers if a home occupancy and only in accordance with the provisions of Section 9.43 regarding home occupations
 - b. Telephone and public utility lines and transmission facilities. Communication structures regulated pursuant to Section 9.54 are prohibited in this district, except for government owned or contracted operations
 - c. Customary home occupations, provided the space requirements do not exceed that which is customary for a family dwelling and accessory buildings and only in accordance with the provisions of Section 9.43 regarding home occupations
 - d. Bed and breakfast establishments with 2 or fewer guest rooms
4. Conditional Uses
- a. Bed and breakfast establishments with 3 or more guest rooms
 - b. Professional and service offices such as doctor, dentist, lawyer, accountant, insurance, artist and musician when situated in a dwelling and only in accordance with the provisions of Section 9.43 regarding home occupations
 - c. Government uses
 - d. Public parks

5. Minimum Lot Sizes

The minimum lot sizes requirements for District 1-C Forestry are contained in Appendix A to this ordinance, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

9.22 SINGLE FAMILY RESIDENTIAL (DISTRICT 2) (#08-2000, 19-2001, 83-2003 & 11-2004, 14-2008)

A. Purpose

The purpose of the Single Family Residential District is to provide an area of quiet seclusion for families. This is the County's most restrictive residential zoning classification. Motor vehicle traffic should be infrequent and people few.

B. Permitted Uses

1. Single family dwellings, including long-term single-family rental and lease arrangements requiring a 30 consecutive day minimum length of stay.
2. Community and other living arrangements as allowed by sec. 59.69, Wis. Stats., that are properly licensed by the appropriate state agency and that have the capacity for eight or fewer persons.
3. Silviculture
4. Gardens and greenhouses for home use
5. Historical markers
6. Growing and harvesting of any wild crop such as wild rice, ferns, mosses, berries, mushrooms, tree fruits and seeds, and marsh hay.
7. An accessory structure may be constructed on a vacant unimproved lot but only in conformity with Section 9.20(E).

C. Administrative Review Uses

1. Cemeteries
2. Day care centers if a home occupancy, and only in accordance with the provisions of section 9.43 regarding home occupations
3. Telephone and public utility lines and transmission facilities. Communication structures regulated pursuant to section 9.54 are prohibited in this district, except for government owned or contracted operations
4. Customary home occupations, provided the space requirements do not exceed that which is customary for a family dwelling and accessory buildings and only in accordance with the provisions of section 9.43 regarding home occupations
5. Professional and service offices such as: doctor, dentist, lawyer, accountant, insurance, artist and musician when situated in a dwelling and only in accordance with the provisions of section 9.43 regarding home occupations
6. Bed and breakfast establishments with 2 or fewer guest rooms

D. Conditional Uses

1. Churches, schools, libraries, community buildings and museums
2. Community living arrangements with 9 or more residents. The County may review the CUP after issuance, pursuant to sec. 59.69, Wis. Stats.
3. Governmental uses
4. Bed and breakfast establishments with 3 or more guest rooms
5. Public parks and playgrounds
6. Pre-existing, licensed resorts, hotels, motels and tourist rooming houses, individual unit replacements or expansions consistent with the number and/or square footage permitted under Appendix A.

E. Prohibited Uses

Any expansions in size, capacity or hours of operation are strictly prohibited for existing, camps, campgrounds, marinas, and business establishments other than D(6) above, located in the Single Family Residential District that were established and operating prior to December 27, 2004.

F. Minimum Lot Sizes

The minimum lot size requirements for the Single Family Residential District are contained in Appendix A, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

9.23 MULTIPLE FAMILY RESIDENTIAL (DISTRICT 3) (#19-2001, 83-2003, 11-2004, 28-2005, & 18-2006)

A. Purpose

The purpose of the Multiple Family Residential District is to provide for multi-family dwellings in an environment of quiet seclusion for families, with other permitted uses restricted to those directly benefiting the area residents.

B. Permitted Uses

1. All the permitted uses of District 2 Single Family Residential
2. An accessory structure may be constructed on a vacant unimproved lot but only in conformity with Section 9.20(E).
3. No permitted uses shall be reviewed or approved involving Multiple Family Dwelling units during the term of this amendment involving

Chapter 9
ARTICLE 2 – ZONING DISTRICTS

property in the Town of Newbold in Oneida County. This moratorium shall be in effect upon passage and publication for a maximum period of 180 days.

C. Administrative Review Uses

1. All the administrative review uses of District 2 Single Family Residential
2. Boarding and lodging houses
3. Public parks and playgrounds
4. Sales and service operations conducted exclusively for the convenience of the residents of a multi-family dwelling
5. Tourist rooming house (1 rental unit)
6. Multiple family dwellings consisting of 4 units or less

D. Conditional Uses

1. All the conditional uses of District 2 Single Family Residential
2. Hospitals, sanitariums, clinics, convalescent and nursing homes but not including correctional institutions
3. Community living arrangements with 16 or more residents
4. Multiple family dwellings consisting of 5 or more units
5. Golf grounds
6. Pre-existing, licensed resorts, hotels, motels and tourist rooming houses, individual unit replacements or expansions consistent with the number and/or square footage permitted under Appendix A.
7. No conditional uses shall be reviewed or approved involving Multiple Family Dwelling units during the term of this amendment involving property in the Town of Newbold in Oneida County. This moratorium shall be in effect upon passage and publication for a maximum period of 180 days.

E. Minimum Lot Sizes

The minimum lot size requirements for the Multiple Family Residential District are contained in Appendix A, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

9.24 RESIDENTIAL AND FARMING (DISTRICT 4) (#1-2005,11-2008))
RESIDENTIAL AND RETAIL (DISTRICT 14) (#19-2001, 65-2002, & 83- 2003)

A. RESIDENTIAL AND FARMING (DISTRICT 4)

Chapter 9
ARTICLE 2 – ZONING DISTRICTS

1. Purpose

The purpose of the Residential and Farming District is to provide an area for residential, limited commercial and agricultural development in a rural atmosphere.

2. Permitted Uses

- a. All the permitted uses of District 3 Multiple Family Residential
- b. The keeping of personal livestock and poultry, hobby farms, horses
- c. Sale of farm produce provided the produce is raised or produced on the same premises, and the erection of structures required in connection therewith

3. Administrative Review Uses

- a. All the administrative review uses under District 3 Multiple Family Residential
- b. Commercial greenhouses

4. Conditional Uses

- a. All the conditional uses of District 3 Multiple Family Residential
- b. Commercial agriculture, horticulture and farming operations
- c. Commercial stables or riding academies
- d. Airports and landing fields
- e. Mobile home, manufactured home and house trailer parks, only in accordance with the provisions of section 9.52, and provided they otherwise comply with this ordinance
- f. Schools
- g. Trap and skeet shooting and rifle, pistol, and archery ranges
- h. Contractor storage yards
- i. Retail or wholesale business
- j. Non-metallic mining
- k. Metallic mineral exploration
- l. Dog kennels and/or cat boarding facilities
- m. Animal shelters, as defined in Wis Stats., 173.40(c).
- n. Wildlife rehabilitation centers pursuant to Wis. Administrative Code NR19 or facilities subject to a federal permit
- o. Veterinary clinics or animal hospitals
- p. Structures used in communications subject to Section 9.54

5. Minimum Lot Sizes

The minimum lot size requirements for the Residential and Farming District are contained in Appendix A, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

B. RESIDENTIAL AND RETAIL (DISTRICT 14)

1. Purpose

The purpose of the Residential and Retail District is to provide an area for single family dwellings, multiple family developments, farming, and retail / wholesale businesses.

2. Permitted Uses

- a. All the permitted uses of District 3 Multiple Family Residential
- b. Sale of farm produce provided the produce is raised or produced on the same premises and the erection of structures required in connection therewith
- c. Private riding stables (non-commercial) for owner's use, accessory to Residential dwellings
- d. An accessory structure may be constructed on a vacant unimproved lot but only in conformity with Section 9.20(E).

3. Administrative Review Uses

- a. Commercial greenhouses
- b. Retail or service business

4. Conditional Uses

- a. Horticulture operations, farming operations, commercial agriculture operations, provided no more than 1 head of livestock or 10 poultry birds per acre are raised
- b. Commercial stables or riding academies
- c. Airports and landing fields

5. Minimum Lot Sizes

The minimum lot size requirements for the Residential and Retail District are contained in Appendix A, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

9.25 RECREATIONAL (DISTRICT 5) (#19-2001 & 1-2005)

A. Purpose

The purpose of the Recreational District is to provide an area for the orderly and attractive grouping of recreational oriented service establishments as well as encouraging the maintenance and enjoyment of the County's natural resources.

B. Permitted Uses

1. All the permitted uses of District 3 Multiple Family Residential
2. Personal stables, not to exceed more than 1 animal/head of livestock per acre.

C. Administrative Review Uses

1. All the administrative review uses of District 3 Multiple Family Residential
2. Boat liveries, boat storage, and sale of bait
3. Recreational camps with more than 1 principal structure
4. Commercial riding academies
5. Gift and specialty shops customary in a recreation district
6. Servicing of marine, snowmobile, and other recreational vehicles

D. Conditional Uses

1. All the conditional uses of District 3 Multiple Family Residential
2. Hotels, motels, and resorts (with 5 or more units)
3. Mobile home, manufactured home and house trailer parks, only in accordance with the provisions of section 9.52, and provided they meet the requirements of this ordinance
4. Restaurants, dinner clubs, taverns, and other private clubs
5. Amusement parks and drive-in theaters
6. Marinas and/or boat launching areas
7. Schools
8. Campgrounds
9. Telephone exchanges and rights-of-way for transmission facilities, telephone, power, utility lines, and structures used in communication
10. Golf grounds
11. Dog kennels and/or cat boarding facilities
12. Animal shelters, as defined in Wis. Stats., 173.40(c)
13. Wildlife rehabilitation centers pursuant to Wis. Administrative Code NR19 or facilities subject to a federal permit
14. Veterinary clinics or animal hospitals

E. Minimum Lot Sizes

The minimum lot size requirements for the Recreational District are contained in Appendix A, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

9.26 BUSINESS B-1 AND B-2 (DISTRICTS 6 AND 7) (#19-2001,83-2003,1-2005 & 28-2005,11-2008, 7-2009, 4-2011)

A. BUSINESS B-1 (DISTRICT 6)

1. Purpose

The purpose of the Business District (B-1) is to provide an area for general retail and commercial business use.

2. Permitted Uses

Subject to section 9.26(A)(4)(c) below, the following are permitted uses in the Business District (B-1):

- a. All the permitted uses of District 3 Multiple Family Residential
- b. Any retail business use to the extent lawfully existing and operating in District B-1 on the effective date of this ordinance
- c. Any office, professional and service use customary in a business district to the extent lawfully existing and operating in District B-1 on the effective date of this ordinance
- d. Any amusement enterprise uses such as theaters, bowling and amusement parlors to the extent lawfully existing and operating in District B-1 on the effective date of this ordinance
- e. Warehouses accessory to retail or service establishments

3. Administrative Review Uses

- a. Any new retail business that does not have a drive-through or drive-in component and does not have any outdoor operations (other than customer or employee parking)
- b. Any new office, professional and service establishment customary in a business district that does not have a drive-through or drive-in component and does not have any outdoor operations (other than customer or employee parking)
- c. All the Administrative Review Uses of District 3 Multiple Family Residential

Chapter 9
ARTICLE 2 – ZONING DISTRICTS

- d. Multi-tenant use involving an existing building with 4 units or less.
- e. Churches, schools, libraries, community buildings and museums.

4. Conditional Uses

- a. Any new amusement enterprise such as theaters, bowling and amusement parlors, that do not have a drive-through or drive-in component and do not have any outdoor operations (other than customer or employee parking)
- b. Any retail business, office, professional or service establishment that involves a drive-through or drive-in component or has any outdoor operations (other than customer or employee parking)
- c. Mall and multi-tenant buildings.
- d. Hotels, motels, and resorts (with 5 or more units).
- e. Any permitted use or administrative review use in this district, which is located on property adjacent to or across the street from a residential district.
- f. Dog kennel and/or cat boarding facilities.
- g. Animal shelters, as defined in Wis. Stats., 173.40(c).
- h. Wildlife rehabilitation centers pursuant to Wis. Administrative Code NR19 or facilities subject to a federal permit.
- i. Veterinary clinics or animal hospitals.
- j. Communication structures located on existing government structures, or on existing sanitary district owned facilities.
- k. Co-location on a legal pre-existing communication structure.
- l. Multi-tenant use involving an existing building with 5 or more units.

5. Minimum Lot Sizes

The minimum lot size requirements for the Business (B-1) District are contained in Appendix A, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

B. BUSINESS B-2 (DISTRICT 7)

1. Purpose

The purpose of the Business District (B-2) is to provide an area for some additional types of commercial businesses than those allowed in Business District (B-1).

2. Permitted Uses / Administrative Review Uses

All the same provisions pertaining to permitted uses and administrative review uses as set forth above in section 9.26(A) for Business District (B-1) are incorporated herein by reference.

3. Conditional Uses

- a. All the conditional uses of Business District (B-1)
- b. Any permitted use or administrative review use in this district, which is located on property adjacent to a residential district
- c. Mall and multi-tenant buildings
- d. Hotels, motels, and resorts (with 5 or more units)
- e. Mobile home, manufactured home and house trailer parks, only in accordance with the provisions of section 9.52 and provided they otherwise comply with this ordinance
- f. Light industry
- g. Structures used in communications subject to Section 9.54

4. Minimum Lot Sizes

The minimum lot size requirements for the Business (B-2) District are contained in Appendix A, which is incorporated herein by reference. Except for public or private parks, wetland or floodplain designated areas shall not be included in calculating minimum lot size. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

9.27 MANUFACTURING AND INDUSTRIAL (DISTRICT 8) (#19-2001, 14-2008)

A. Purpose

The purpose of the Manufacturing and Industrial District is to provide an area for manufacturing and industrial operations that, on the basis of their physical and operational characteristics, would achieve desirable economic benefits for the community while at the same time not producing unreasonably detrimental impacts to the surrounding area such as noise, dirt, smoke, odor, traffic, physical appearance or other similar factors.

B. Permitted Uses

Subject to section 9.27(D)(2) below, the following are permitted uses in the Manufacturing and Industrial District:

Chapter 9
ARTICLE 2 – ZONING DISTRICTS

1. Any permitted use, administrative review use or conditional use of District 1 Forestry except seasonal dwellings, which are not permitted
2. Any existing trade or industry

C. Administrative Review Uses

1. Expansion to any existing trade or industry to the extent lawfully existing and operating in District 8 on the effective date of this ordinance, provided it is not located on property adjacent to a residential district
2. Cold storage warehouses

D. Conditional Uses

1. All the conditional uses of District 4 Residential and Farming, except mobile home parks, manufactured home parks and house trailer parks and dwelling units of any kind whether year-round or seasonal are not allowed.
2. Any permitted or administrative review uses in this district, which are located on property adjacent to a residential district.
3. Any new trade or industry use not located adjacent to a residential district.
4. Metallic mineral exploration.

E. Special Conditional Uses

Metallic mineral prospecting and metallic mineral mining, subject to all special conditional use application, review and approval provisions found in the metallic mineral mining and prospecting provisions in section 9.61 of this ordinance.

F. Minimum Lot Sizes

The minimum lot size requirements for the Manufacturing and Industrial District are contained in Appendix A, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

9.28 GENERAL USE (DISTRICT 10) (#19-2001)

A. Purpose

The purpose of the General Use District is to provide areas for a variety of mixes uses.

B. Permitted Uses / Administrative Review Uses / Conditional Uses

All the same provisions applying to permitted uses, administrative review uses and conditional uses (but not special conditional uses) in the following districts - Forestry, Single Family, Multiple Family, Residential and Farming, Recreational, Business (B-1), Business (B-2), and Manufacturing and Industrial also apply to the General Use District and are incorporated herein by reference.

C. Minimum Lot Sizes

The minimum lot size requirements for the General Use District are the same as those specified for District 4 Residential and Farming, District 5 Recreational, and District 8 Manufacturing and Industrial. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

9.29 RURAL RESIDENTIAL (DISTRICT 15) (#19-2001, & 83-2003)

A. Purpose

The purpose of the Rural Residential District is to establish and preserve residential characteristics in outlying areas of Oneida County. This is a low density residential area, requiring large open spaces, while at the same time preserving, protecting and enhancing woodlands, wildlife habitat areas, and other related scenic and natural areas.

B. Permitted Uses

1. All the permitted uses and all the conditional uses of District 2 Single Family Residential
2. Horticulture, silviculture, all non-commercial types of agriculture, provided no more than 1 head of livestock or 10 poultry birds per acre are raised
3. Private riding stables (non-commercial) for owner's use, accessory to Single Family Residential dwellings
4. Sale of farm produce, provided the produce is raised or produced on the same premises, and the erection of structures required in connection therewith.
5. An accessory structure may be constructed on a vacant unimproved lot but only in conformity with Section 9.20(E).

C. Administrative Review Uses

Public parks and playgrounds

D. Conditional Uses

Principal use tennis courts, golf grounds, and related structures

E. Minimum Lot Sizes

The minimum lot size requirements for the Rural Residential District are contained in Appendix A, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.