

ZONING

690 Attachment 5

**City of Reedsburg**

**Zoning Controls  
Schedule 5**

**Resource Conservancy and Government Districts**

<b>District</b>	<b>G</b>		
Purpose	The Government District is intended to provide a zoning district for public buildings and uses that otherwise may not fit into zones because of their specialized land use needs and public purpose. It is also intended to eliminate the uncertainty of maintaining, in unrelated use districts, areas which are under public or public-related ownership and where the use for public purpose is anticipated to be permanent.		
Principal Permitted Uses	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;">                     Airports                      Ambulance garages                      Cemeteries                      City or town halls                      Electric substations                      Health care facilities                      Libraries                      Police and fire departments                      Post offices                 </td> <td style="width: 50%; vertical-align: top;">                     Public parks and recreation facilities                      Public works facilities                      Railroad rights-of-way                      Schools                      Sewer lift stations                      Stormwater controls                      Water pumping stations                      Water treatment plants                      Other similar facilities as determined by the Plan Commission                 </td> </tr> </table>	Airports Ambulance garages Cemeteries City or town halls Electric substations Health care facilities Libraries Police and fire departments Post offices	Public parks and recreation facilities Public works facilities Railroad rights-of-way Schools Sewer lift stations Stormwater controls Water pumping stations Water treatment plants Other similar facilities as determined by the Plan Commission
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Conditional Uses	Communication towers Solar access		
Signs	Ground signs: maximum 35 square feet and 15-foot height; one per 500 feet of lineal street frontage; minimum 2 feet front setback Building signs: maximum 3 signs, up to 200 square feet total Temporary banners and electronic signs as permitted in Article XXI		
Maximum Height	35 feet or as permitted § 690-58		
Minimum Lot Area	None		
Maximum Yard Dimensions	None, except, where a lot abuts an R Zone along the side or rear lot line, it must maintain the same yard setback of the principal building as required in that abutting zone		

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District	G
Standards for Granting Conditional Use Permits	<p>If any parcel is sold, conveyed, or transferred to any nongovernmental entity, the buyer or transferee must submit an application requesting the City rezone the parcel.</p> <p>Land acquired by a government, public or quasi-public agency shall retain its existing zoning designation until such time as the Zoning Map is amended to designate such land in this district.</p>

District	RC
Purpose	<p>To protect, maintain, and enhance woodlands, bluffs, wildlife corridors, scenic areas, significant natural areas, and farmland within the City of Reedsburg. Regulation of these areas will serve to control erosion and will promote the rural character and natural beauty of the City while seeking to assure protection of areas with significant topography, natural watersheds, groundwater and surface water, wildlife habitat, recreational sites, archeological sites, and other natural resources characteristics that contribute to the environmental quality and economic diversity of the City. This policy is intended to reduce the adverse pressures upon farming caused by speculative land value and consequent increases in property taxes on farmlands. In order to protect significant wildlife habitat, natural vegetation, geologic, natural and scenic features, no land shall be used and no building shall hereafter be erected or moved except in accordance with the regulations specified below.</p>
Principal Permitted Uses	<p>General farming, including dairying, alternative/sustainable, livestock raising, poultry raising, grazing; except that no building for the housing of livestock or poultry shall be located within 300 feet of any boundary of a residential or commercial lot other than that of the owner or lessee of such building containing such livestock or poultry.</p> <p>Raising of grain, vegetables, mint and seed crops, nuts and berries.</p> <p>Greenhouses, nurseries, orchards, floriculture, viticulture, horticulture, sod farming.</p> <p>Beekeeping.</p> <p>Forest and game management; nature trails and walks.</p> <p>Forest preservation and reforestation.</p> <p>One single-family dwelling on parcels less than 5 acres which are lots of record at the time of adoption of this district.</p> <p>One single-family dwelling on parcels 5 acres or more.</p> <p>Preexisting buildings and premises located in areas subject to zoning under this district may be continued in lawful use and shall not be subject to any limitations imposed or authorized under Article VIII, Nonconforming Uses, Structures and Lots. Such preexisting residences may be altered, repaired or rebuilt if destroyed, but shall be subject to setback, height and other dimensional requirements.</p>

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	<p>Farm dwellings and structures accessory thereto which remain after farm consolidation may be separated from the farm lot into a parcel of not less than 1 acre.</p> <p>Garages and other similar structures or uses accessory to permitted residential uses</p> <p>Electric, gas and other utility uses, including, but not limited to, poles and lines, substations and gas lines</p> <p>Home enterprises as defined at § 690-9 of this chapter of the Code of the City of Reedsburg</p> <p>Signs not exceeding 32 square feet in size as follows:</p> <ul style="list-style-type: none"> <li>Signs used exclusively to advertise the sale of agricultural products on the premises</li> <li>Signs identifying the name of the farm or the farm operator</li> <li>Directory signs</li> <li>Home enterprise signs</li> </ul>
Conditional Uses	<p>The Joint Extraterritorial Committee, after investigation, viewing of the proposed sites and public hearing, may authorize the location of any of the following uses in this district, provided that the location is consistent with the intent of this chapter and does not significantly injure the public health, safety or welfare. The approved use shall comply with all other regulations for this district and any reasonable conditions or safeguards that the Committee may impose that are in keeping with the general intent and purpose of this chapter.</p> <ul style="list-style-type: none"> <li>Stables, paddocks, and equestrian trails that are commercial in nature</li> <li>Fur farms; fish farms</li> <li>Animal feeding operations as defined by the Department of Natural Resources, Ch. NR 243, Wis. Adm. Code.</li> <li>Ponds or lakes within 300 feet of a road or property line, flowage areas or dams</li> <li>Agricultural-related businesses, including, but not limited to, farm implement dealers, feed mills, fertilizer dealers, ethanol plants, veterinary services, and sawmills, located on the same premises for more than 10 days</li> <li>Government uses such as police and fire stations, highway storage garages, schools, parks and campgrounds, airports and landing strips</li> <li>Single-family dwellings, up to 2 per farm operation, for the farm operator and hired persons deriving at least 50% of their income from the farm operation, with the provision that the second dwelling may be a mobile home when the occupant, or head of the occupant household of such trailer or mobile home, is employed in connection with the farm operation, provided that no such trailer or mobile home shall be located closer to the highway than the farm residence</li> </ul>

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	Kennels, if located not less than 1,000 feet from any residential building other than that of the owner of such a kennel
Height	No residential building shall exceed a height of 35 feet
Lot Area	Parcel size. The minimum parcel size to establish a residence, except as provided for in this district, shall be 5 acres.
Floor Area	Buildings used in whole or in part for residential purposes that are hereafter erected, moved or structurally altered shall have a minimum floor area of 750 square feet.
Side Yard	For residential structures and accessory structures, the aggregate width of the 2 side yards shall not be less than 50 feet and no single side yard shall be less than 20 feet wide.
Rear Yard	There shall be a rear yard of not less than 75 feet in depth in which no principal structure shall be erected.
Highway Setback Lines	All buildings or structures shall be set back at least 50 feet from the highway right-of-way.
Standards for Granting Conditional Use Permits	<p>Conditional use permits shall be granted only when the Joint Extraterritorial Committee shall have approved the location of each such use, in writing, after public hearing and after a view of the proposed site or sites. Any permits issues shall be consistent with the general purpose and intent of this district and chapter and shall be based on such evidence as may be presented at the public hearing in consideration of the following relevant factors:</p> <ul style="list-style-type: none"> <li>The effect of the proposed use on raw or irreplaceable natural areas, including but not limited to significant environmental, historical, archaeological or geological areas.</li> <li>That consideration is given relative to the Comprehensive Plan; in particular, the goals, objectives and policies of that plan.</li> <li>Need for public services created by the proposed use.</li> <li>Potential for conflict with agricultural uses.</li> <li>Availability of alternative locations.</li> <li>Provide responsible surface water management.</li> <li>Destruction of high-quality woodlots.</li> <li>Potential for conflict with wildlife management.</li> <li>Historical use of the property and continuity of ownership prior to enactment of this district.</li> </ul>

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