

**Village of Lake Nebagamon, Douglas County, Wisconsin
Amendment to the Municipal Code**

**Chapter 9, §3 entitled “ZONING DISTRICTS & ZONING SCHEDULE” is hereby
amended to provide as follows:**

Section 3 (Amended 3/9/21)

ZONING DISTRICTS & ZONING SCHEDULE

3.1 ESTABLISHMENT OF DISTRICTS

For the purposes of this Ordinance, the Village of Lake Nebagamon is hereby divided into these types of districts:

1. R-1 Residential District (12,500 to 30,000 square foot lots)
2. R-2 Residential District (5 acre lots)
3. R-3 Multiple Family Residential
4. A-1 Agricultural
5. C-1 Commercial
6. C-2 Downtown Commercial
7. I-1 Industrial
8. F-1 Forestry
9. W-1 Resource Conservation
- 10.SP-1 Shoreland Protection (Overlay)
- 11.PUD Planned Unit Development
- 12.P-1 Public Use District

3.2 ZONING MAP AND DISTRICT BOUNDARIES

The locations and boundaries of these districts are shown in a single map officially designated “Official Zoning Map, Lake Nebagamon, Wisconsin”, located in the Village Office. These maps, together with all explanatory matter and regulations thereon, are an integral part of this ordinance. District boundaries are normally lot lines; sections and quarter section lines, centerlines of streets, highways, railroads, or alleys. Questions regarding exact location of district boundaries shall be decided by the Village Board. Decisions may be reviewed on appeal to the Board of Appeals as provided in Section 10 of this Ordinance.

The single official copy of the "Official Zoning Map, Lake Nebagamon, Wisconsin", together with a copy of this Ordinance shall be kept at the Village Office, and shall be available for public inspection during office hours. This map shall be certified by the President of the Village and attested by the Village Clerk. Any changes affecting zoning district boundaries or explanatory matter and regulations shall be made in accordance with provisions of the Wis. Stats. § 61.35.

3.3 R-1: RESIDENTIAL DISTRICT

This district provides for one family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas, which can be economically and readily served, by utilities and municipal facilities.

1. PERMITTED USES (amended 10/13/20)

- A. One family year-round dwellings.
- B. Private garages and carports.
- C. Essential services and utilities intended to serve the principal permitted use.
- D. Signs subject to the provisions of Section 5 of this Ordinance.
- E. Horticulture and gardening.
- F. Customary accessory uses provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.
- G. Tourist homes, rooming and boarding.
- H. Refer to the Zoning Schedule for minimum lot sizes and setback requirements.

2. USES AUTHORIZED BY CONDITIONAL PERMIT

- A. Duplex dwelling units.
- B. Public and semi public uses including, but not limited to: public and private schools, churches, public parks and recreational areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites.

Sewage disposal plants and garbage incinerators and/or their maintenance, repair, or storage buildings shall not be permitted.

- C. Telephone, telegraph, radio, television and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- D. Home occupations or professional offices provided no such use occupies more than 25% of the total floor area of the structures on the property, not more than one non-resident person is employed on the premises, and such use will not include an operational activity that would create a nuisance or be otherwise incompatible with the surrounding residential area.
- E. Snowmobile trails.
- F. All applications for Conditional Use permits must be posted twice before consideration. Therefore, applications must be submitted by the first Monday of the month in order to be placed on the agenda for the month. Sign permits shall accompany Conditional Use permits.

R-1D: RESIDENTIAL DOWNTOWN AREA

This area is from Camp Nebagamon Property Line (west side), heading east on County Road B (south side of the road only) to Fitch Avenue (both sides Fitch Ave heading south) ending at Bankey Rd. intersection. This area includes all of Main Street, Camp Nebagamon Drive, Ravine Park Rd. and the northside of Waterfront Dr. No lakefront property is affected in this area. The following affects this area only.

- a. Keeping the existing commercial and multifamily zoning as is, and considering possible adjustments as new projects are proposed.
- b. Refer to the Zoning Schedule for minimum lot sizes and setback requirements.

3.4 R-2 RESIDENTIAL DISTRICT

This district provides for one-family and two-family year-round residential development and for the continuation of forest programs. It is intended to encourage forest management programs and at the same time, allow large lot residential development.

1. PERMITTED USES (amended 10/13/20)

- A. One and two-family year-round dwellings.
- B. Private garages and carports.
- C. Essential services and utilities intended to serve the principal permitted use.
- D. Signs subject to the provisions of Section 5 of this Ordinance.
- E. Horticulture and gardening.
- F. Customary accessory uses provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.
- G. Production of forest crops, including tree plantations.
- H. Harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits, and tree seeds.
- I. A single manufactured home provided lot area and setback requirements of this district are met and the owner provides an accessory building for storage purposes.
- J. Tourist homes, rooming and boarding.
- K. Refer to the Zoning Schedule for minimum lot sizes and setback requirements.

2. USES AUTHORIZED BY CONDITIONAL PERMIT

- A. Telephone, telegraph, radio, television and power transmission towers, poles and lines, including transformers substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- B. Home occupations or professional offices provided no such use occupies more than 25 percent of the total floor area of the structures on the property, not more than one non-resident person is employed on the premises, and such use will not include a operational activity that would create a nuisance or be otherwise incompatible with the surrounding residential area.
- C. Hobby farms on lots of 10 acres or more, may include the non-commercial housing of a limited number of animals, provided all structures housing such animals are 75 feet from all human habitation, 50 feet from lot lines, and 100 feet from any highway, and all meet the appropriate state regulations for animal habitats.

3.6 R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

This district provides for multi-family residential development in areas suitable for such development where it will not cause inconvenience due to population density or need for additional services.

1. PERMITTED USES

- A. Duplex and multi-family year round dwellings subject to the dimensional requirements listed in zoning schedule of this Ordinance.
- B. Private garages and carports, and all parking must be in the rear of buildings.
- C. Essential services and utilities intended to serve the principal permitted use.
- D. Signs subject to the provisions of Section 5 of this Ordinance.
- E. Horticulture and gardening.
- F. Customary accessory use provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.
- G. Refer to the Zoning Schedule for minimum lot sizes and setback requirements.

2. USES AUTHORIZED BY CONDITIONAL PERMIT

- A. Public and semi public use including, but not limited to: public and private schools, churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites. Sewage disposal plants and garbage incinerators and/or their maintenance, repair, or storage buildings shall not be permitted.
- B. Telephone, telegraph, radio, television and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- C. Home occupations or professional offices provided no such use occupies more than 25% of the total floor area of the structures on the property, not more than one non-resident person is employed on the premises, and such use will not include an operational activity that would create a nuisance or be otherwise incompatible with the surrounding residential area.
- D. Rental cabins and resorts.

3.7 A-1 AGRICULTURAL DISTRICT

This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development, and to prevent the untimely and economical scattering of residential, commercial, or industrial development in such an area.

1. PERMITTED USES

- A. One-family and two family farm residences.
- B. A single manufactured home, but only when occupied by owners and/or persons engaged in farming activities on the premises.
- C. All agricultural land uses, buildings, and activities, except farms for disposal of garbage or offal.
- D. Roadside stand for the sale of products grown on the premises, if sufficient off-street parking space for customers is provided.
- E. Vacation farms and other farm-oriented recreational uses such as riding stables, winter sports activities and game and game farms.
- F. Cemeteries and mausoleums.
- G. Essential services and utilities to serve a permitted principal use.
- H. Woodlots and tree farms.
- I. Signs subject to the provisions of Section 5 of this Ordinance.
- J. Customary accessory uses provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.
- K. Refer to the Zoning Schedule for minimum lot size and setback requirements.

2. USES AUTHORIZED BY CONDITIONAL PERMIT

- A. One-family and two-family year-round dwellings
- B. Mobile home parks subject to the provisions of Section 6 of this Ordinance.
- C. A single mobile home, but only when occupied by owners and/or persons engaged in farming activities on the premises.
- D. Public and semi public uses including, but not limited to: public and private schools, churches, public parks and recreation areas,

hospitals, rest homes and homes for the aged, fire and police stations, historic sites, sewage disposal plants and garbage incinerators and/or their maintenance, repair or storage buildings shall not be permitted.

- E. Telephone, telegraph, radio, television and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- F. Airports, subject to the provisions of Section 4.3 of this Ordinance.
- G. Non-commercial salvage yards as defined in Section 6.2 of this Ordinance.

3.8 C-1: COMMERCIAL DISTRICT

This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, office, and similar commercial establishments.

1. PERMITTED USES - Facilities such as, but not limited to:

- A. Retail stores and shops offering convenience goods and service.
- B. Business and professional offices and studios.
- C. Banks and savings and loan offices.
- D. Public and semi public buildings and institutions.
- E. Commercial entertainment facilities.
- F. Laundromats.
- G. Restaurants.
- H. Taverns.
- I. Medical and dental clinics.
- J. Auto service stations and maintenance facilities.
- K. Public and private marinas.
- L. Motels and tourist homes.
- M. Rooming and boarding houses.
- N. Golf courses.
- O. Mini-storage buildings.
- P. Craftsmen with no more than two employees. (Such as cabinet shops) No industrial type fabricating may be done.
- Q. Essential services and utilities intended to serve the principal permitted use.

- R. Customary accessory use provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.

2. USES AUTHORIZED BY A CONDITIONAL PERMIT

- A. Public and semi public conditional uses as stated in the R-1 district.
- B. New and used car sales establishments.
- C. Wholesaling establishments.
- D. Transportation terminals.
- E. Farm implement sales firms.
- F. Outdoor theaters.
- G. Miniature golf, go-karts, and amusement parks.
- H. Drive-in establishments offering in-car service to customers.
- I. Single family dwellings.
- J. Telephone, telegraph, radio, television and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- K. Recycling facilities.

3.9 C-2 DOWNTOWN COMMERCIAL DISTRICT

This district is intended to provide for the development of the Downtown Business District within these boundaries: Northerly boundary - the south side of Broadway between Lake Avenue and 1st Avenue West; Southerly boundary - the south side of Waterfront Drive; Easterly boundary - Lake Avenue from County Highway B to 6896 S. Lake Avenue; Westerly boundary - East side of 1st Avenue West from Broadway to Waterfront Drive.

1. PERMITTED USES

- A. Retail stores and shops offering convenience goods and services.
- B. Business and professional offices and studios.
- C. Banks and savings and loan offices.
- D. Public and semi public buildings and institutions.
- E. Commercial entertainment facilities.
- F. Restaurants.
- G. Taverns.
- H. Medical and dental clinics.

- I. Auto service stations and maintenance facilities.
- J. Motels and tourist homes.
- K. Rooming and boarding houses.

2. USES AUTHORIZED BY CONDITIONAL PERMIT

- A. Public and semi public conditional uses as stated in the R-1 district.
- B. New and used car sales establishments.
- C. Single family dwellings.

3.10 I-1: INDUSTRIAL DISTRICT

1. PERMITTED USES*

- A. Manufacturing, assembly, fabrication, and processing plants and similar type industrial operations consistent with the purposes of this district.
- B. General warehousing.
- C. Essential services and utilities intended to serve the principal permitted use.
- D. Customary accessory uses provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.

2. USES AUTHORIZED BY CONDITIONAL PERMIT

- A. Salvage yards, subject to the provisions of Section 6 of this Ordinance.
- B. Quarrying, mining, and processing of products from these activities, subject to the provisions of Section 6 of this Ordinance.
- C. Telephone, telegraph, radio, television and power transmission tower, poles and lines, including transformers, substation, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- D. Non-commercial salvage yards as defined in Section 6.2 of this Ordinance.

*Any use determined to be objectionable by the Zoning Commission on the bases of pollution, noise, dust, smoke, vibrations, odor, flashing lights, or danger of explosion may be permitted only upon the issuance of a conditional use permit setting forth dimensional and site requirements,

performance standards, aesthetic controls, and pollution standards for that particular use.

3.11 F-1: FORESTRY DISTRICT

This district provides for the continuation of forest programs and related uses in those areas best suited for such activities. It is intended to encourage forest management programs, and to recognize the value of the forest as a recreational resource by permitting as a conditional use certain recreational activities which when adequately developed are not incompatible to the forest.

1. PERMITTED USES

- A. Production of forest crops, including tree plantations.
- B. Harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits, and tree seeds.
- C. Hiking trails, cross country ski trails, wildlife refuges, snowmobile trails, game management habitat areas.
- D. Signs, subject to the provisions of Section 5 of this Ordinance.
- E. Public and private parks, playgrounds, and seasonal sports area.
- F. Essential services and utilities to serve a permitted principal use.
- G. Customary accessory uses provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.
- H. Year-round residences for owners or caretakers.

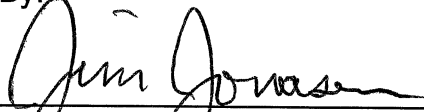
2. USES AUTHORIZED BY CONDITIONAL PERMIT

- A. Hunting and fishing cabins.
- B. Seasonal dwellings and customary accessory buildings such as private garages or carports, on the same lot as the dwelling.
- C. Dams, plants for production of electric power and flowage areas.
- D. Major Recreational Equipment camps subject to the provisions of Section 6.5 of this Ordinance.
- E. Forest -connected industries such as pulp and paper production plants, sawmills, debarking operations, chipping facilities and similar operations including temporary dwellings and mobile homes for persons engaged in these operations.
- F. Recreation and youth camps.
- G. Riding stables.

- H. Shooting ranges.
- I. Quarrying and mining operations subject to the provisions of Section 7 of this Ordinance.
- J. Telephone, telegraph, radio, television and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures; radio and television stations and transmission towers, fire towers and microwave radio relay towers.
- K. Airports, subject to the provisions of Section 4.3 of this Ordinance.
- L. Non-commercial salvage yards as defined in Section 6.2 of this Ordinance.


Dated the 9th day of November, 2021

By:



Jim Jonassen, Village President

ATTEST:



Daisha Nolan, Village Clerk/Administrator

Adopted: 11/9/21

Notice Published: 11/19/21

