

# 2025 Zoning Ordinance Update Fact Sheet

**NEW DISTRICTS:** The Town of Rock already had zoning districts in the ordinance. The two active districts were "General Use" and Mixed Use". Also, included in the previous version of the ordinance were Single-Family Residence District and Commercial District which were inactive districts. The edits and addition of different zoning districts were to ensure that the Town has districts that best fit the interests of Town residents (based on the 2020 survey results).

## **4.04 RURAL RESIDENCE DISTRICT (R-1) – Prioritizes large lot sizes and low-density residential development.**

- **Residential density:** 5 houses per mile, per side of road
  - After housing maximum density is reached, additional residential structures are permitted when lot size is a minimum of 30 acres
- **Minimum road frontage:** 33 feet
- **Minimum lot size:** 2 acres
- **Building setbacks**
  - **Dwellings**
    - Side: minimum 25 feet
    - Rear: minimum 25 feet
    - Waterfront: minimum 75 feet
    - Residential Buffer: minimum 150 feet from the neighboring dwelling
  - **Accessory Structures**
    - Side: minimum 10 feet
    - Rear: minimum 10 feet
    - Waterfront: minimum 75 feet

## **4.05 RESIDENTIAL DISTRICT (R-2) – Village of Lindsey – Accommodates the smaller lot sizes in the Village of Lindsey by allowing denser housing development while still protecting the area from incompatible uses for the area such as agricultural and commercial.**

- **Residential density:** one house per parcel
- **Minimum road frontage:** 33 feet
- **Minimum lot size:** .5 acres
- **Building setbacks**
  - **Dwellings and Accessory Structures**
    - Side: minimum 5 feet
    - Rear: minimum 5 feet
    - Waterfront: minimum 75 feet

## **4.06 AGRICULTURAL DISTRICT (A) – Intended to preserve and enhance farmland and prevent uncontrolled, uneconomical spread of residential development**

- **Residential density:** 5 houses per mile, per side of road
  - After housing maximum density is reached, additional residential structures are permitted when lot size is a minimum of 30 acres
- **Minimum road frontage:** 33 feet
- **Minimum lot size:** 2 acres
- **Building setbacks:**
  - **Dwellings and Residential Accessory Structures**
    - Side: minimum 25 feet
    - Rear: minimum 25 feet
    - Waterfront: minimum 75 feet
    - Residential Buffer: minimum 150 feet from the neighboring dwelling

- **Agricultural Structures**
  - Side: minimum 50 feet
  - Rear: minimum 50 feet
  - Waterfront: minimum 75 feet
- **Livestock Structures**
  - Conditional use permit required for facilities with 500 or more animal units.
    - Side and Rear Property lines:
      - Minimum 100 feet from any property line if the livestock facility will have fewer than 1,000 animal units
      - Minimum 200 feet from any property line if the livestock facility will have more than 1,000 animal units
    - Public road right-of-way
      - Minimum 100 feet from any property line if the livestock facility will have fewer than 1,000 animal units
      - Minimum 200 feet from any property line if the livestock facility will have more than 1,000 animal units
  - Waterfront: Minimum of 150 feet from the ordinary high-water mark (OHWM)
    - The setback requirement does not prevent the use or expansion of a livestock structure that was located within the setback area prior to the effective date of the setback requirement, except that a structure may not be expanded closer to the public road right-of-way.
- **Waste Storage Structures**
  - Minimum 350 feet from a property line or public road right-of-way.

#### **4.07 COMMERCIAL DISTRICT (C) – Mostly located along HWY 10 - Intended to provide an area in town for business and commercial needs of the community.**

- **Residential density:** 5 houses per mile, per side of road
  - After housing maximum density is reached, additional residential structures are permitted when lot size is a minimum of 30 acres
- **Minimum road frontage:** 33 feet
- **Minimum lot size:** 2 acres
- **Building setbacks:**
  - Side: minimum 25 feet
  - Rear: minimum 25 feet
  - Waterfront: minimum 75 feet
  - Residential Buffer: minimum 150 feet from the neighboring dwelling

#### **4.08 SPECIAL PURPOSE OVERLAY DISTRICTS**

- A. NONMETALIC MINING OVERLAY DISTRICT (NM)**
- B. CONSERVATION AREA (CON)**

### 3.10 USE RESTRICTIONS

**A. Principal Uses:** Only those principal uses specified for a district, their essential services and the following uses shall be permitted in that district.

1. Home sites are first-come first-serve. You must obtain a zoning and building permit for a house to guarantee your property as a home site. Once the permit is obtained, construction must begin within 6 months and be completed in 24 months from the date of issuance.

**B. Accessory Uses:**

1. Accessory uses and structures are allowed in any district. Residential accessory uses shall not involve the conduct of any business, trade, or industry. Accessory uses include but are not limited to incidental repairs, storage, parking facilities, gardening, private swimming pools and private emergency shelters.
2. All structures are allowed on a vacant property.
3. All structures require a Town zoning permit.

**G. Domestic Animals:**

1. Outside of parcels zoned as Agricultural District, domestic animals are prohibited except as follows:
  - a. Rural Residence and Commercial Districts (R-1 & C): Four animal units per acre
  - b. Residential District (R-2): 10 chickens on a minimum lot size of 2 acres

### 8.03 PLAN COMMISSION

#### 4. CONDITIONAL USE PERMITS

- Conditional uses are reviewed by the Plan Commission who will give a recommendation of approval or denial to the Town Board. A conditional use is a use listed under a specific district that would require approval prior to construction. For example, building a childcare facility on a Residential (R-2) zoned parcel would require approval from the Plan Commission and Town Board.

#### 5. AMENDMENTS

- Amendments are reviewed and approved by the Plan Commission and Town Board.
- A zoning amendment could be one of two things:
  - A property owner applies to rezone their property. For example, a property owner wants to rezone their property from Rural Residence to Commercial for the purpose of opening a business.
  - A zoning ordinance amendment which is when the Town Board, Plan Commission or a property owner has a concern with the current zoning and would like to start a conversation about changing an ordinance. For example, a property owner may want to have the Plan Commission discuss the number of chickens permitted per parcel on a Residential lot.

### 8.04 BOARD OF APPEALS

#### 5. VARIANCES

- The variance process will be different from how it was previously handled to ensure compliance with Wisconsin State Statutes. A variance will be subject to review by the Board of Appeals, a committee separate from Town Board and Plan Commission. A variance may not be granted unless the following conditions have been proven by the applicant:
  - A literal enforcement of the zoning requirement will result in unnecessary hardship.
  - The hardship is based on a physical limitation unique to the property and not shared by other properties, as distinguished from a mere inconvenience.
  - The variance will not harm public interests.

## **PERMITTING PROCEDURES**

### **1. Building/Zoning Permit Requirements**

- **Dwellings:**
  - Building permit from the building inspector
  - Town Zoning Permit
    - \$0.10/sqft
    - Minimum: \$30
    - Maximum: \$600
  - Sanitary permit from Wood County
  - No minimum square footage: if the building is intended for sleeping, it will be permitted as a dwelling.
  - Mobile homes are permitted as a dwelling
  - Home sites are first-come first-serve. You must obtain a zoning and building permit for a house to guarantee your property as a home site. Once the permit is obtained, construction must begin within 6 months and be completed in 24 months from the date of issuance.
- **Accessory Structures:**
  - All structures are allowed on a vacant property.
  - All structures require a Town zoning permit.
  - Town building/zoning permit
    - \$0.10/square foot
    - Minimum: \$30
    - Maximum: \$600
    - Permits for accessory structures 300sq ft or less are free of charge.
- **Additions or Remodels:**
  - Additions that change the footprint of the dwelling require a Town zoning permit and building permit from the building inspector.
    - Contact the building inspector, Dan Hansen, for building permit fees and information
  - Additions to a non-dwelling structure require a Town zoning permit.
  - Town zoning permit fees
    - \$0.10/square foot
    - Minimum: \$30
    - Maximum: \$600

**All fees will now be on a separate fee schedule to allow for easier access and amendment.**