

(b) Area, Height, and Yard Requirements

Lot	Area	Minimum, sufficient area for the principal structure and its accessory building Off-street parking and loading Areas required by Article VII, Section .01. In addition in all areas not served by a municipal sanitary sewerage system, the Lot area shall comply the requirements of Article IV, Section .04
Building	Height	Maximum 35 feet
	Rear	Minimum 25 feet
	Side	Minimum 20 feet
	Street	Minimum 75 from center line of Town road; 100 feet from center line of State or County highway

**B-2 HIGHWAY BUSINESS DISTRICT**

(a) Permitted Uses

- (1) Second-hand and antique shops
- (2) Shoe stores
- (3) Financial Institutions
- (4) Furniture stores

(b) Conditional Uses

- (1) Automobile and truck retail services
- (2) Automobile repair services
- (3) Bars, taverns, restaurants, night clubs, and dance halls
- (4) Candy, nut, and confectionery sales
- (5) Gasoline service stations
- (6) Gifts, novelty, and souvenir sales
- (7) Mini-storage facility, retail
- (8) Sales, service, and installation of tires, batteries, and accessories
- (9) Residential dwelling units not to exceed 1 per principal use when attached to the principal structure
- (10) See Article VI, Section .01, 8.

(c) Area, Height, and Yard Requirements

Lot	Area	Minimum, sufficient area for the Principal Structures and its accessory building, off- Street parking and loading areas required by Article VII, Section .01 Article X, Section 01. In addition, in all areas Not served by a municipal sanitary sewerage System, the lot area shall comply with the Requirements of Article IV, Section .04
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Building Yard	Height Rear Side Street	Maximum 35 feet Minimum 25 feet Minimum 20 feet Minimum 75 feet from center line of Town road; 100 feet from center line of State or County highway
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6. Conservancy District

C-2 CONSERVANCY DISTRICT

(a) Purpose

The primary purpose of this District is to preserve, protect, enhance, and restore significant woodlands, waterbodies, wetlands, related scenic areas, sub-marginal farm lands, and abandoned mineral extraction lands within the Town. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the Town, while seeking to assure the preservation and protection of areas of significant topography, natural watersheds, ground and surface water, potential recreation sites, fish and wildlife habitat, and other natural resource characteristics that contribute to the environmental quality of the Town.

(b) Permitted Uses

The following uses are permitted in the C-2 Conservancy District:

- (1) Farming and related agricultural uses when conducted in accordance with the Natural Resource Conservation Service standards
- (2) Forest and game management
- (3) Forest preservation
- (4) Hunting and fishing clubs
- (5) Parks and recreation areas
- (6) Single-family dwellings

The following uses are permitted provided that such uses are conducted in accordance with sound conservation practices as established by the Natural Resource Conservation Service and do not involve dumping; filling; extension of cultivated areas; mineral, soil, or peat removal; or any other activity that would substantially disturb or impair the natural fauna, flora, watercourses, water regimen, or topography.

- (7) Dugout ponds and level ditches
- (8) Flood overflow and movement of water
- (9) Hiking trails
- (10) Wildlife preserves and other historic/scientific areas
- (11) Navigation
- (12) Non-residential buildings used solely in conjunction with the raising of waterfowl, fish, and other lowland animals or crops
- (13) Wild crop harvesting, including marsh hay, moss, ferns, wild rice, berries, fruit, nuts, and seeds

(c) Conditional Uses

See Article VI, Section .01, 9. (e), (f), (h), (i), (j), (k) & (l), 10. (h).

The following uses may be conditionally permitted except that issuance of a "Conditional Use Shoreland Zoning Permit" (Pursuant to the SHORELAND-FLOODPLAIN ORDINANCE, SHEBOYGAN COUNTY, WISCONSIN) and/or Department of Natural Resources permits (pursuant to Sections 30.11, 30.12, 30.19, 30.195, and 31.05, Wisconsin Statutes) may be required.

- (1) Cranberry bogs
- (2) Piers and docks

- (3) Removal of peat or topsoil
  - (4) Special crop farming
  - (5) Utilities such as telephone, telegraph, gas lines, and transmission lines
- (d) Area, Height, and Yard Requirements

Lot	Area Width	Minimum 3 acres Minimum 250 feet. For irregular shaped parcel, the width shall be determined to be the mean or average width of the lot
Building		
Dwelling		Maximum 35 feet
Other Structures	Height	Maximum 2 times the distance from the nearest lot line (See Article X, Section .01)
Yard		
Dwelling	Rear Side Street	Minimum 100 feet Minimum 20 feet Minimum 75 feet from center line of Town road; 100 feet from center line of State or County highway
Other Structures	Rear Side  Street	Minimum 25 feet Minimum 20 feet if the structure is not to be used for the housing of animals; 100 feet if the structure is to be used for the housing of animals Minimum 75 feet from center line of Town road; 100 feet from Center line of State or County highway

## 7. Industrial Districts

### M-1 INDUSTRIAL DISTRICT

#### (a) Permitted Uses

- (1) Commercial bakeries
- (2) Manufacture and bottling of non-alcoholic beverages
- (3) Television broadcasting stations
- (4) Research laboratories

#### (b) Conditional Uses

- (1) Building material sales and storage
- (2) Cleaning, pressing, and dyeing
- (3) Commercial greenhouses
- (4) Contractors and construction offices, shops, and yards
- (5) Distributors
- (6) Farm machinery plants
- (7) Machinery sales
- (8) Manufacture, fabrication, processing, packaging, and packing of confections; cosmetics; electrical appliances; food, except fish and fish products, meat and meat products, cabbage, vegetables, and pea vining; instruments; jewelry; pharmaceuticals; tobacco; and toiletries
- (9) Manufacturing and/or assembling from substances such as wood, cork,