

7.3.4 Uses Regulated

No building, structure or use of land shall hereafter be initiated or altered except in conformity with the regulations specified for the district in which it is located. Uses not specified in this Ordinance may, nonetheless, be allowed by the Town Board after application, only if such uses are substantially similar in character to specific permitted or conditional uses in the applicable district.

7.3.5 District Regulations

(1) FP - Farmland Preservation Zoning District (See Section 7.14)

(2) RD - Rural District

The purpose of this district shall be to promote an area for general agricultural, forestry, outdoor recreation, open space, rural residential living, and their complimentary uses. Note that agriculture-related terms are defined in Section 7.14.4.

A. Permitted Uses

1. Agricultural uses. Within the context of agricultural uses, animal units mean domestic animals traditionally used in this state in the production of food, fiber, or other animal products. Includes cattle, swine, poultry, sheep, goats, equine animals, bison, farm-raised deer, fish, captive game birds, ratites, camelids, or mink. Beekeeping, grazing, field crops, forestry, green houses (home use), orchards, tree & shrub nurseries, mushrooms, wild crop harvesting and other horticultural activities that provide on-site sales of raw products. Animals shall not exceed a density of more than two animal units per acre. Animal units shall be defined per Section 7.14.4 or ATCP 51.
2. Agriculture accessory uses (See Section 7.14.4 definition)
3. Blacksmithing
4. Christmas tree and wreath sales
5. Fish hatchery
6. Home occupational business – minor (See Section 7.4.4)
7. Hunting and fishing shelters
8. Licensed game farms
9. Maple syrup processing
10. Orchards & vineyards (with on-site sales of raw product)
11. On-farm butchering for personal use
12. One recreational vehicle intended for temporary parking.
13. Park, playground, and play fields.
14. Plant nurseries (with no on-site sales)
15. Pond (with required agency permits if applicable)
16. Prior legal nonconforming uses that were in existence as of December 2, 2015, subject to the nonconforming use provisions of this Ordinance.
17. Portable sawmill and debarking operations not to operate in one location (1/4, 1/4 section), in excess of 12 months.
18. Outdoor wood burners
19. Roadside stands for sale of farm produce

20. Single family dwellings and accessory structures, including private garages and buildings clearly incidental to the residential use of the property.
21. Sod farming
22. Solar energy systems, small-scale.
23. (Upon notification of the Town Board), Transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a Conditional Use Permit for those uses.
24. Undeveloped natural resource and open space areas
25. Wind energy systems for primarily on-site use
26. Woodland management

B. Conditional Uses

1. Agriculture related use (Section 7.14.4 definition)
2. Animal boarding and breeding facilities including licensed dog kennels.
3. Animal hospital and clinics
4. Bed and breakfast establishments
5. Campgrounds (See Section 7.4.2)
6. Canning and processing of specialty foods
7. Cereals preparation
8. Cheese or dairy processing plants
9. Commercial landscape and nursery sales
10. Contractor offices and yards
11. Corn and soybean shelling and drying (commercial)
12. Duplexes
13. Equestrian trails & stables
14. Exotic animals not typically associated with Wisconsin and/or agricultural farming practices (See Section 7.13 Definition)
15. Family day care home
16. Farm equipment sales and service (implements of husbandry)
17. Farm machinery repair and storage
18. Farms operated for the disposal or reduction of garbage, sewage or offal.
19. Feed preparation for livestock and fowl
20. Fertilizer production, sales, and storage
21. Filling, drainage, and dredging (with required agency permits if applicable)
22. Flour and other grain mill preparation and blending
23. Fruit, vegetable, and specialty foods, contract sorting, grading, packaging, canning, drying, and dehydrating, freezing, and pickling.
24. Fur bearing animals.
25. Greenhouses (with or without on-site sales)
26. Golf courses
27. Grain elevators and storage of feed grains (commercial)
28. Grist mill services
29. Governmental, religious, or cultural uses such as town halls, police and fire stations, libraries, churches, cemeteries, schools, and parks

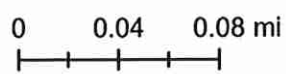
30. Hay baling and threshing services
31. Home Occupational - major (See Section 7.4.4)
32. Horticultural services
33. Housing for seasonal agriculture workers
34. Indoor storage and wholesaling
35. Kennels
36. Landscaping business
37. Large (greater than 2000 gallons) on-farm fuel or agrichemical storage facilities
38. Livestock sales facilities
39. Manure storage systems (Please note that permits for manure storage systems are subject to s. ATCP 50.56 and Ch. ATCP 51, Wis. Adm. Code)
40. Meat and game processing of specialty products
41. Milling of corn (wet)
42. Oil and gas exploration or production that is licensed by the WDNR under Subchapter II of Chapter 295, Wisconsin Statutes
43. Outdoor public recreation – active
44. Outdoor public recreation – passive
45. Outdoor storage and wholesaling
46. Orchard & vineyards (with on-site sales of refined products)
47. Personal storage facility (mini warehouse)
48. Plant nurseries (with on-site sales)
49. Poultry hatchery services
50. Poultry and small game dressing and packing provided that all operations be conducted within an enclosed building.
51. Private airport or air strip
52. Processing agricultural by-products or wastes received directly from farms, including farms in the RD & FP zoning district.
53. Quasi-public clubs and lodges
54. Recreational, religious and/or youth camps
55. Residential dwelling units not to exceed one per principal use when accessory to the principal use.
56. Roadside stands for the sale of farm products
57. Sale of bait for fishing and sporting goods and supplies
58. Sawmill and debarking operations
59. Seed production, processing, and sales
60. Shortening, table oils, margarine, and other edible fat and oil production
61. Single-Family residence accessory to a business use
62. Slaughtering of livestock from the RD and FP District
63. Solar energy systems, large-and mid-scale.
64. Transportation, communications, pipeline, electric transmission, wind energy systems, utility or other uses that is not required under state or federal law.
65. Transportation-related activities primarily serving the basic agricultural industry.
66. Truck farming
67. Veterinary clinics
68. Welding and repairs



This map is intended for advisory purposes only. This information has been obtained from sources believed to be reliable based on plats, surveys, and deeds. In areas where discrepancies occur between equivalent legal records, the discrepancy is allowed to remain until such time as it is addressed. Sheboygan County distributes this data on



ArcGIS Web Map



Date Printed: 9/3/2025



TOWN OF HERMAN

An Ordinance Amending the Town Code of Ordinances

ORDINANCE NO. 2025-01

TO AMEND CHAPTER 7 – ZONING ORDINANCES,
UPDATING SECTION 7.14.1

The Town Board of the Town of Herman, Sheboygan County, Wisconsin, does ordain as follows:

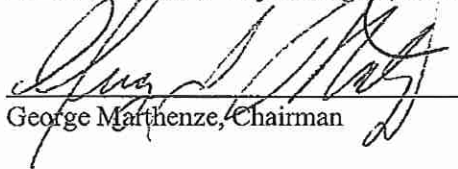
WHEREAS, the Town of Herman Plan and Zoning Commission recommends amendment of Chapter 7 – Zoning Ordinance, Town of Herman, **Section 7.14.1**.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Herman hereby ordains Chapter 7 – Zoning Ordinances, Town of Herman, **Section 7.14.1** be amended as follows:


- (1) Permitted Uses, updated to eliminate sub-section F, **Solar energy Systems, small scale.**
- (1) Permitted Uses, updated language at sub-section B to read as follows: Not including the specified accessory uses identified in Subsection (2), other accessory uses including farm residence and **Solar energy Systems, small scale**. See Section 7.14.4 for accessory use definition.
- (2) Conditional Uses, updated to eliminate at sub-section N, **Solar energy systems, large-and mid-scale.**
- (2) Conditional Uses, updated language at sub-section C to read as follows: Upon Notification of the Town Board, transportation, communication, pipeline, electric transmission, utility, or drainage uses, ~~facilities for the generation from sunlight~~, wind **turbine facility**, coal, **Solar energy systems large-and mid-scale**, or natural gas, if all the following apply:

BE IT FURTHER RESOLVED, that this ordinance shall take effect upon passage and posting.

ADOPTED this 6th day of August, 2025


George Marthenze, Chairman

Posted: August 8th, 2025

Attest: 
Jessica Wolfert, Clerk

| Zoning Category | Lot Width | Lot Area | Building Height | Street Setback | Rear Setback for All Structures | Side Setback for All Structures |
|-------------------------------|---|--|-----------------------------|-----------------------|---|---|
| FP (Also See Section 7.14) | 250' | 5 Acres | Res – 35' Farm Bldgs–60' | See Section 7.5.5 (C) | Barn for livestock 50'*. House, sheds, machine and crop storage facilities 20' | Barn for livestock 50'*. House, sheds, machine and crop storage facilities 20' |
| RD | 150' | 1 Acre -Existing Lots (At time of ordinance adoption) 5 Acres - New Land Divisions | Res – 35' Farm Bldgs–60' | See Section 7.5.5 (C) | Barn for livestock 50'. House, sheds, machine and crop storage facilities 20' | Barn for livestock 50'. House, sheds, machine and crop storage facilities 20' |
| R-1 | 125' | 1 Acre | Res – 35' | See Section 7.5.5 (C) | 20' | 15' |
| R-2 | 125' | 20,000 sq. ft. | Res – 35' | See Section 7.5.5 (C) | 20' | 10' |
| R-3 | 125' | 20,000 sq. ft. per dwelling unit {same as county for unsewered} | 35' or two stories | Section 7.5.5 (C) | 25' | 20' |
| PRD | 125' {typical 4-plex is about 70' x 30} | 6,000 sq. ft. per dwelling unit if sewered; 20,000 sq. ft. per dwelling unit if unsewered {same as county subdivision ordinance} | 35' or two stories | Section 7.5.5 (C) | 25' | 20' |
| B | 125' | 1 Acre | Com – 35' | See Section 7.5.5 (C) | 20' | 20' |
| IM | 125' | 1 Acre | Ind – 60' | See Section 7.5.5 (C) | 50' | 50' |
| PI | 125' | 1 Acre | Inst – 60' | See Section 7.5.5 (C) | 20' | 20' |