

Green Lake County Zoning Districts

Zoning District		Area and Uses
A-1	Farmland Preservation District	Minimum 15 acres; Agricultural Uses, Working Farms, Wisconsin's Farmland Preservation Program, Open Space Preservation, Residential only if "farm" use established.
A-2	General Agriculture District	Minimum 8 acres; Agricultural Uses, Residential only if farm use established.
NRC	Natural Resource Conservancy District	Refer to Area Standard below; Preservation and protection of lands contributing to environmental quality (wetlands, woodlands, scenic areas, historic sites, etc.); Non-residential buildings; *Setbacks are 20ft from side lot lines.
C-1	General Commercial District	Refer to Area Standard below; Business and commercial needs, centrally situated in a business district.
C-2	Extensive Commercial District	Refer to Area Standard below; Business and commercial needs requiring larger areas of land, locations adjacent to highways or major thoroughfares.
I	Industrial District	Refer to Area Standard below; Manufacturing, industrial, and commercial; most uses require a Conditional Use Permit; suitable for facilities that may require special safeguards to shield the public from nuisance, hazards, or other undesirable conditions.
M-1	Mineral Extraction District	Refer to Area Standard below; Conditional Use Permit required for any use: quarrying, mining, and associated activities are most common uses.
M-2	Sanitary Landfill District	Refer to Area Standard below; Conditional Use Permit required for any use: Land fills, incinerators.
RC	Recreation District	Refer to Area Standard below; Recreational activities like trails, sport fields; Conditional Use Permit required for campgrounds, parks, riding stables, and resorts.
R-1	Single-Family Residence District	Refer to Area Standard below; Single family dwellings meeting dwelling design standards; churches, schools, community centers, professional home offices; Accessory buildings may not exceed 1,500sqft with a height maximum of 25ft from ground floor to peak.
R-2	Single-Family Mobile Home Residence District	Refer to Area Standard below; Same as R-1, with additional allowance for mobile homes that do not meet dwelling design standards for other residential districts.
R-3	Multiple-Family Residence District	Minimum 1 acre; Dwellings for single, double (duplex), or multiple families; Tourist rooming house; Conditional Use Permit required for day cares, assisted living facilities, health care offices, and other uses compatible with low-high density residences.
R-4	Rural Residential District	Area of 3-8 acres; Single family and two-family dwellings, light agricultural uses; Conditional Use Permit required for Tourist rooming houses, bed-and-breakfast establishments, communication towers, and utility lines.
AO	Adult-Oriented Establishment District	Refer to Area Standard below; All adult-oriented establishment uses require a Conditional Use Permit; also subject to regulation under Chapter 93 and Chapter 163 Article III of the Green Lake County Code.
MUN	Municipality	County Zoning does not have jurisdiction. Contact the local City or Village staff for zoning designation and authority.
UNZ	Unzoned - No Zoning	Minimum area standard for new lots is 1 acre. Towns of Kingston, Princeton, Saint Marie, and Seneca did not adopt the County Zoning Ordinance. However, lands are subject to other federal, state, and local mandates. Contact Department staff with questions.

Distance	Setback from....
12ft	...Side Lot Lines
10ft	...Side Lot Lines (Parcels less than 85ft wide)
25ft	...Rear Lot Lines
67ft	...Right-Of-Way from State Highways
40ft	...Right-Of-Way from other Public Roads
75ft	...Ordinary High Water Mark (Shoreland)
25ft	...Right-Of-Way for waterfront properties

Structure Type	Maximum Height
Residential	35ft from average grade, not exceeding 2.5 stories
Accessory	25ft from ground floor to peak (garages, sheds, storage)
Farm buildings	Exempt (A-1 and A-2 only, non-human habitation structures)
Commercial and Industrial buildings	Minimum setback 1.1 times overall structure height
Mobile towers	Minimum setback 1.1 times overall structure height
Churches, schools, public buildings	60ft or 5 stories

Area Standard
All lots must be an average of at least 100ft in width and have an area of 20,000 square feet, unless otherwise noted above
Please contact the Green Lake County Land Use Planning and Zoning office to validate this information is the current reading of all applicable ordinances and statutes. Updated 9/18