

143 issued subject to the provision of this chapter.

144 § 350-15 **Accessory building structures.**

145 [Amended 2-15-2011 by Ord. No. 989-2011; 11-14-2017 by Ord. No. 22-2017]

146 Unless otherwise stated in this chapter, accessory uses and structures are permitted in any district, but not
147 until their principal structure/use is present or under construction.

148 § 350-16 **(Reserved)**

149 § 350-17 **Dwelling design and construction.**

150 A. All dwellings and buildings as defined and permitted by this chapter shall conform to the following.
151 They shall:

- 152 (1) Be attached to a permanent foundation meeting the requirements of the State of Wisconsin Uniform
153 Dwelling Code provisions in such a manner as to comply with standards for vertical loading, uplift and
154 lateral forces and so designed and constructed that the floor elevation is reasonably compatible with
155 other dwellings in the area.
- 156 (2) Have a first-story minimum area of 800 square feet and be not less than 20 feet in their smallest
157 horizontal dimension, exclusive of attached garage, carport or open deck.
- 158 (3) Have any wheels, axles, hitches, tow bars and other equipment necessary for transporting on streets or
159 highways removed when the structure is placed on the foundation.

160 (4) Be constructed in accordance with accepted construction practices and building codes. In no case shall a
161 shipping or storage container(s), or parts thereof, be used as a dwelling.

162 B. The requirements as set forth in Subsection A(2) above do not apply to dwellings located in an R-2
163 District. [Amended 3-19-2019 by Ord. No. 2-2019]

164 § 350-18 **Area regulations.**

165 A. Except as otherwise provided in this chapter, every building/structure hereafter erected, moved or
166 structurally altered shall be located on a lot at least 100 feet in average width and 20,000 square feet in
167 area, regardless of the district in which such building is, or is to be, located, provided that when the
168 regulations of Ch. SPS 383, Wis. Adm. Code, require a larger area, then such state regulations shall
169 prevail. [Amended 11-14-2017 by Ord. No. 22-2017]

170 B. No lot area shall be so reduced that the yards and open spaces shall be smaller than is required by this
171 chapter, nor shall the density of population be increased in any manner except in conformity with the
172 area regulations hereby established for the district in which a building or premises is located.

173 C. Where a lot has an area less than the minimum number of square feet per family required for the district
174 in which it is located and was of record as such at the time of the passage of this chapter, such lot may
175 be occupied by one family.

176 § 350-19 **Height regulations.**

177 A. Except as otherwise provided in this chapter, the maximum height of any building hereafter erected,
178 moved or structurally altered shall be 35 feet (see definition "structure height"), not to exceed 2 1/2
179 stories, regardless of the district in which such building is, or is to be, located. [Amended 11-14-2017

Commented [KM1]: Committee to prohibit the use of these containers as single-family dwellings in the zoned townships.

180 **by Ord. No. 22-2017]**

181 B. Churches, schools, hospitals, sanatoriums and other public/quasi-public buildings may be erected to a
182 height not exceeding 60 feet nor five stories, provided that the street, side and rear yards required in the
183 district in which such building is to be located are each increased at least one foot for each foot of
184 additional building height above the height limit otherwise established for the district in which such
185 building is to be located. [Amended 3-19-2019 by Ord. No. 2-2019]

186 C. Height exceptions. Farm buildings not for human habitation; chimneys; cooling towers; **roof-mounted**
187 **solar panel arrays**; elevator bulkheads; fire towers; monuments; penthouses; stacks; scenery lofts; tanks;
188 water towers; ornamental towers; spires; wireless, television or broadcasting towers; masts or aerials;
189 telephone, telegraph and power transmission poles and lines; and microwave radio relay structures and
190 necessary mechanical appurtenances are hereby excepted from the height regulations of this chapter and
191 may be erected in accordance with other regulations or ordinances of Green Lake County.

Commented [KM2]: Added to account for extra height due to solar arrays mounted to roofs.

192 § 350-20 **Side and rear yard regulations.**
193 [Amended 10-18-2016 by Ord. No. 23-2016; 11-14-2017 by Ord. No. 22-2017; 3-19-2019 by Ord. No. 2-
194 2019]

195 A. There shall be a side yard on each side of a structure hereafter erected, moved or structurally altered.

196 B. Except as otherwise provided in this section, every structure hereafter erected, moved or structurally
197 altered shall provide the minimum side and rear yards as required by the following table for the district
198 in which such building is or is to be located:

	Each Side Yard	Rear Yard
District	(feet)	(feet)
Residential	12	25
Recreational	12	25
Agricultural	12	25
Conservancy	20	25
Commercial*	12	25
Industrial*	20	25

NOTE:

* Commercial and industrial buildings are required to provide a minimum setback 1.1 times their overall height.

199 C. Except as otherwise provided in this section, every structure hereafter erected, moved or structurally
200 altered, shall be set back from the adjoining highway or highways as required by Article VI, Highway
201 Setback Lines.

202 D. Lots 85 feet in width and under shall have a side yard setback of 10 feet on both sides.

203 E. Except as otherwise provided in this chapter, no structure shall be erected or extended in a required
204 yard, except the ordinary projections of sills, belt courses, cornices and ornamental features projecting
205 not more than 12 inches.

973 E. Highway setbacks: Refer to § 350-50A. [Amended 11-14-2017 by Ord. No. 22-2017]

974 § 350-38 **R-1 Single-Family Residence District.**

975 A. Permitted uses.

976 (1) Single-family dwellings; ~~provided that the Board of Adjustment may permit the conversion of any~~
977 ~~single family dwelling existing on the effective date of this chapter to house not more than two families.~~
978 Trailers and mobile homes may not be used for dwellings except as specifically permitted by this
979 chapter.

Commented [KM3]: Committee to strike as two-family dwellings are a permitted use in the R-3, Multi-Family Residential District.

980 (2) Churches; public schools; parochial schools; municipal buildings, except sewage disposal plants;
981 garbage incinerators; public warehouses; public garages; public shops; storage yards; and public
982 recreational and community center buildings and grounds.

983 (3) Private clubs and lodges, except those whose chief activity is a service customarily carried on as a
984 business.

985 (4) Branch telephone exchange, provided that there is no service garage or storage yard; transformers; unit
986 substations for the neighborhood distribution of electric power; telephone, telegraph and power
987 distribution poles and lines; and underground public utility lines and structures. This regulation shall not
988 be construed to permit microwave radio relay structures, overground transmission lines, electric power
989 substations other than the unit or neighborhood size, or other major public utility structures except as
990 provided in Article VII.

991 (5) Home occupations, provided that no article is sold or offered for sale on the premises except such as is
992 produced by such occupation, that no stock-in-trade is kept or sold, that no mechanical equipment is
993 used other than such as is permissible for purely domestic purposes, and that no person other than a
994 member of the immediate family living on the premises is employed.

995 (6) Professional home offices: When established in a residential district, a professional home office shall be
996 incidental to the residential occupation; not more than 25% of the floor area of only one story of a
997 dwelling unit shall be occupied by such office, and not more than one person not a member of the
998 resident family shall be employed on the premises. [Amended 12-21-2004 by Ord. No. 822-04]

999 (7) Unoccupied outside storage of camping trailer, motor home, boats, fishing shanty or other similar
1000 recreational vehicles or devices as an accessory use. There shall be a combined limit of two items per
1001 family dwelling unit. [Amended 11-14-2017 by Ord. No. 22-2017]

1002 B. Conditional uses. [Amended 11-12-2008 by Ord. No. 940-08; 11-14-2017 by Ord. No. 22-2017]

1003 (1) Subdivision-specific model home/sales office.

1004 C. Area regulations: Refer to § 350-18. [Amended 11-14-2017 by Ord. No. 22-2017]

1005 D. Principal structure setback and height standards. [Amended 8-19-2014 by Ord. No. 1092-2014]

1006 (1) Street yard setback:

- 1007 (a) State trunk road rights-of-way: 67 feet minimum.
- 1008 (b) All other public road rights-of-way: 40 feet minimum.
- 1009 (c) All riparian lots or parcels that front on a public Town road right-of-way: 25 feet minimum.
- 1010 (2) Rear yard setback: 25 feet minimum.
- 1011 (3) Side yard setback: 12 feet minimum, except lots 85 feet or less in width shall have a side yard setback of
1012 10 feet. **[Amended 11-14-2017 by Ord. No. 22-2017]**
- 1013 (4) Structure height; dwelling structure: 35 feet overall maximum.
- 1014 E. Accessory building structures. The total combined footprint area allowed for attached and detached
1015 accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way.
1016 Each accessory building structure shall satisfy all of the following standards: **[Added 2-15-2011 by**
1017 **Ord. No. 989-2011]**
- 1018 (1) Setbacks: same as principal structure.
- 1019 (2) Height: 25 feet maximum; ground floor surface to peak. There shall be no sidewalls above the ground
1020 floor ceiling joist, unless attached to the dwelling unit. Ground floor sidewalls shall not exceed 15 feet
1021 in height.
- 1022 (3) Area: 1,500 square foot maximum footprint (ground floor).
- 1023 (4) Volume: 25,000 cubic feet maximum volume.
- 1024 (5) Human habitation of a detached accessory building structure may be allowed, however shall be limited
1025 to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one
1026 detached accessory building structure per lot or parcel.
- 1027 **(6) In no case is a shipping or storage container(s) to be utilized as a residential accessory building structure.**
- 1028 **§ 350-39 R-2 Single-Family Mobile Home Residence District.**
- 1029 A. In the Class Two Residential District, all uses and structures shall be permitted that are permitted in the
1030 regular (Class One) Residential District, and, in addition thereto, mobile and manufactured homes
1031 occupied by a single family shall be permitted. **[Amended 3-19-2019 by Ord. No. 2-2019]**
- 1032 B. Such homes shall be permanently mounted on a stone, concrete or masonry foundation and skirted and
1033 shall be adequately served by sanitary facilities installed in compliance with all local ordinances and
1034 state laws and regulations. Mobile and manufactured homes located in the Class Two Residential
1035 District shall be deemed to be a part of the real estate and assessable as such and not as mobile homes.
1036 **[Amended 3-19-2019 by Ord. No. 2-2019]**
- 1037 C. (Reserved)
- 1038 D. Area and height regulations: Refer to §§ **350-18** and **350-19**. **[Added 11-14-2017 by Ord. No. 22-2017]**

Commented [KM4]: Committee to eliminate the use of these containers as accessory building / structures in the Residential zoning districts.

- 1341 H. No vehicle, farm implement, semi-trailer, building structure or any others similar thereto shall be used
1342 as a sign or as a backdrop for conveying information, unless specifically allowed in this Section.
- 1343 I. Signs regulated in this Section shall be spaced at least 1,500 feet apart, except signs identified in § 350-
1344 431B(1) through (4). There shall be no more than two tiers of signs at the required spacing interval. For
1345 the purpose of this Section, a "tier" shall mean a zone parallel to the right-of-way line. Each sign shall
1346 create a tier at its location.
- 1347 J. Sign regulations and standards in this Section may not be the only applicable restrictions. Other entities
1348 of jurisdiction may regulate existing and proposed signs.
- 1349 K. Progressive or accumulative message-type signs shall be prohibited.
- 1350 L. An existing nonconforming sign structure shall only be allowed to be refaced with a new message using
1351 cosmetic nonstructural material. No structural or material upgrades are allowed.
- 1352 M. A sign and all its structural components shall comply with the following maintenance standards:
- 1353 (1) An abandoned/obsolete sign that identifies, displays information about or otherwise relates to a purpose,
1354 event or business that has not existed or operated for 180 days, or is so old, dilapidated, or has become
1355 so out of repair as to be dangerous or unsafe, whichever comes first, shall be removed immediately.
- 1356 (2) All signs, supports and accessories shall be maintained in good repair. Any sign shall be removed
1357 immediately if the sign does not have a fully readable message, is in disrepair or damaged and is left
1358 without repair for a minimum of 60 days.
- 1359 N. In areas of shoreland jurisdiction, a sign shall meet the seventy-five-foot setback standard from the
1360 ordinary high-water mark of navigable waters.

1361 § 350-43.1 **Fences.**
1362 **[Added 3-19-2019 by Ord. No. 2-2019]**

1363 Fences shall comply with the following:

- 1364 A. All fences, no greater than eight feet in height, may be allowed along any lot line excluding the street
1365 right-of-way line and the side lot lines within the street-yard setback.
- 1366 B. Open style fences (greater than 50% open space), no greater than four feet in height, may be allowed
1367 along the street right-of-way line and alongside lot lines within the street-yard setback.

- 1368 § 350-43.2 ~~(Reserved)~~ Solar Panel Arrays shall comply with the following:
1369 (1) Ground-mounted solar panel arrays that can exceed 8 feet in adjusted height (lowest adjacent
1370 grade to maximum vertical extent) or have a solar panel surface area greater than 32 square feet must be
1371 authorized by a land use permit and are required to meet all the required setback set forth in this chapter.
1372 (2) Ground-mounted solar panel arrays shall not exceed 25 feet in height (lowest adjacent grade to
1373 maximum vertical extent).
1374 (3) Roof-mounted solar panel arrays are not subject to Section 350-19 and 350-20 of this chapter and
1375 are exempt from the land use permit requirement under Section 350-65.

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Commented [KM5]: Committee to clarify solar panel array issue brought up by a violation.

1480 in accordance with engineering surveys and plans accepted by the County Board or its agent, the County
 1481 Highway Committee; town roads that have been improved, in accordance with engineering surveys and
 1482 plans accepted by the County or Town Board. The center line of any of the above roads or highways is
 1483 the center of the surfacing or pavement or, if there is none, the center of the graded roadbed, or the
 1484 center of the directional separator, if the highway is directionally divided.

1485 B. County trunk highways that have not been improved, in accordance with engineering surveys and plans
 1486 accepted by the County Board or its agent, the County Highway Committee; town roads that have not
 1487 been improved, in accordance with engineering surveys and plans accepted by the County or Town
 1488 Board. The center line of any of the above roads or highways is at the midway point between fences or
 1489 other markers indicating the boundaries of the highway on opposite sides thereof.

1490 § 350-50 **Setback distances.**
 1491 **[Amended 8-19-2014 by Ord. No. 1092-2014]**

1492 Except as otherwise provided in the specific zoning district, the distances from the center line, as defined by
 1493 § **350-49** of this article, or from the front line to the setback line shall be as provided by the following
 1494 subsections. Whenever a highway is improved to a classification requiring a greater setback distance than
 1495 that required by this chapter prior to such improvement, the setback distance shall not be affected by such
 1496 improvement. In cases where the provisions of this section may be interpreted to provide for different setback
 1497 distances, the greater setback distance shall prevail, but this regulation shall not apply to streets in platted
 1498 subdivisions.

1499 A. Along highways generally. The setback distance from the center line or right-of-way line, at any point,
 1500 for the respective classes of highways shall be as follows: **[Amended 11-14-2017 by Ord. No. 22-2017;**
 1501 **3-19-2019 by Ord. No. 2-2019]**

Highway Classification	Setback From Center Line	Setback From Street Lot Line
	(feet)	(feet)
State trunk highways	110	Not less than 67
County trunk highways	75	Not less than 40
Town roads, except in platted subdivisions	75	Not less than 40
Streets in platted subdivisions		30 ⁴⁰

Commented [KM6]: Committee to reduce this setback as a result of recent inquiries for development projects in platted subdivisions.

1502 B. At ordinary highway intersections. At grade intersections of highways, there shall be vision clearance
 1503 triangles in each sector of such intersections. Each such vision clearance triangle shall be established by
 1504 a supplementary setback line, which shall be a straight line connecting points located on the setback
 1505 lines along the intersecting highways and 60 feet back from the intersection of such setback lines,
 1506 provided that this requirement shall not apply to streets in platted subdivisions.

1507 C. At highway intersections with transitional widening. At intersections of highways with other highways
 1508 provided with transitional widening of pavement or surfacing, such transitional widening shall be
 1509 considered as additional width, and the setback line on the side that is widened shall be increased by the
 1510 amount equal to the width of the additional pavement.

1511 D. At highway intersection with curve connections. At intersections of highways with other highways,

1512 where the intersecting highways are connected with pavement or surfacing constructed on a curve, the
1513 pavement or surfacing of the curve shall be classified as provided by § 350-49 of this section, and the
1514 setback distance along the curve shall be measured from the center line of the curved section determined
1515 accordingly.

1516 E. At railroad grade crossings. At grade intersections of highways with railroads, there shall be vision
1517 clearance triangles in each sector of the intersections. Each such vision clearance triangle shall be
1518 established by a supplementary setback line, which shall be a straight line connecting points located on
1519 the setback lines along the highway and the railroad right-of-way lines and 100 feet back from the
1520 intersections of such highway setback lines and railroad right-of-way lines.

1521 § 350-51 **Structures prohibited within setback lines.**
1522 **[Amended 11-14-2017 by Ord. No. 22-2017; 3-19-2019 by Ord. No. 2-2019]**

1523 No new building, new sign, new privacy fence or other new structure, including cemeteries, nor any part
1524 thereof, shall be placed between the setback lines established by this chapter and the highway except as
1525 provided by this chapter. No building, sign, structure or part thereof existing within such setback lines on the
1526 effective date of this chapter shall be altered, enlarged or added to in any way that increases or prolongs the
1527 permanency thereof, unless granted a variance by the Board of Adjustment.

1528 § 350-52 **Structures permitted within setback lines.**

1529 A. The following kinds of structures may be placed between the setback lines and the highway:

- 1530 (1) Open fences, height not to exceed 4 feet (adjacent grade to maximum vertical extent).
- 1531 (2) Telephone, telegraph and power transmission poles and lines and microwave radio relay structures,
1532 except satellite earth stations, may be constructed within the setback lines, provided that the owner will
1533 file with the Land Use Planning and Zoning Department of Green Lake County an agreement, in
1534 writing, to the effect that the owner will remove all new construction, additions and replacements
1535 erected after the adoption of this chapter, at his expense, when necessary for the improvement of the
1536 highway and pay a recording fee. **[Amended 11-14-2017 by Ord. No. 22-2017]**
- 1537 (3) Underground structures not capable of being used as foundations for future prohibited overground
1538 structures.
- 1539 (4) Access of service highways constructed according to plans as approved by the County Highway
1540 Committee. In giving such approval, the County Highway Committee shall give due consideration to
1541 highway safety.
- 1542 (5) Signs placed by the public authorities for the guidance or warning of traffic.
- 1543 (6) Signs permitted in the agriculture districts.
- 1544 (7) Temporary structures permitted in the commercial and industrial districts.

1545 (8) Uncovered landings and steps, not exceeding 24 inches in height from adjacent grade, the sole purpose
1546 of which is to provide ingress to and egress from a non-conforming single-family dwelling to the
1547 highway setback. In these cases, these structures shall be constructed to meet the minimum standards
1548 set forth in SPS 321.04, Wis. Admin. Code.

Commented [KM7]: Committee clarified the height and matches previous fence standard.

Commented [KM8]: Committee added due to complaint related to existing dwellings that had been legally constructed, but now are nonconforming to the street yard setback.

1549 (9) Retaining and decorative landscape walls may be allowed in the street yard, side yard and rear yard with
1550 a minimum zero foot setback.

Commented [KM9]: Committee added to make zoning consisted with shoreland zoning.

1551 B. This section shall not be interpreted so as to prohibit the planting and harvesting of field crops,
1552 shrubbery or trees, provided that no field crops, shrubbery, trees, buildings or structures shall be located,
1553 maintained or permitted to grow so that the view across the sectors at the intersections, as provided by
1554 § 350-50B, C, D and E of this article, shall be obstructed.

1555 Article VII
1556 Conditional Use Permits

1557 § 350-53 Land Use Planning and Zoning Committee.
1558 The Land Use Planning and Zoning Committee is hereby declared to be the agent of the County Board in all
1559 matters pertaining to County zoning, except for such powers as are specifically reserved to the County Board
1560 or the Board of Adjustment by the laws of the State of Wisconsin or by this chapter. See Article VIII, Board
1561 of Adjustment.

1562 § 350-54 Conditional uses.
1563 [Amended 11-14-2017 by Ord. No. 22-2017; 3-19-2019 by Ord. No. 2-2019]

1564 A. Investigations of, and public hearings on, conditional uses required by the regulations of this article shall
1565 be conducted by the Land Use Planning and Zoning Committee for the purpose of determining the
1566 effect of the proposed use or the location thereof on the character of the neighborhood and its suitability
1567 for development by utilizing the minimum review standards and criteria of this article. The Land Use
1568 Planning and Zoning Committee shall review requests for a conditional use permit and, after public
1569 hearing and application of the standards identified in this article, shall approve, approve with conditions
1570 or deny all such requests.

1571 B. (Reserved)

1572 C. For all public hearings required above, general notice shall be given as the Land Use Planning and
1573 Zoning Committee shall direct, provided that special notice shall be given of any such public hearing by
1574 mail to all persons living within the boundaries of the lot or tract to be affected by any proposal for
1575 which the Land Use Planning and Zoning Committee's approval is required and to all other persons
1576 living outside of such boundaries and within 300 feet thereof.

1577 § 350-55 Application for permit.
1578 [Amended 3-19-2019 by Ord. No. 2-2019]

1579 Application for a conditional use permit shall be made to the Land Use Planning and Zoning Department, on
1580 forms provided by the Department and shall be accompanied by the following:

- 1581 A. Application with an application fee. (See Article XII of this chapter for fee structure.)
- 1582 B. Detailed site plan, drawn to scale, identifying such items as existing and proposed buildings, building
1583 height, septic system, drainageways, watercourses, streams, lakes, lot lines, contours, areas to be filled
1584 or altered, wetlands, roads, existing and proposed parking area, and any other relevant physical features.
- 1585 C. Detailed description of the proposed activity (operational plan).

- 1622 (f) Will have vehicular approaches to the property which shall be so designed as not to create an
1623 interference with traffic on surrounding public or private streets or roads.
- 1624 C. The Land Use Planning and Zoning Committee may require additional standards and conditions that
1625 may be deemed necessary for the conditional use requested to meet the standards of this article. Such
1626 additional standards and conditions may include, but not be limited to, requirements pertaining to lot
1627 coverage, lot area, setbacks, building height, off-street parking and loading, pedestrian and vehicular
1628 accessways, storage, fencing, screening, landscaping, open space, height limitations, lighting, and hours
1629 of operation.
- 1630 D. Enumerated throughout this chapter are the uses allowed in each district by conditional use permit.
- 1631 E. A conditional use shall lapse and become void one year after approval by the Land Use Planning and
1632 Zoning Committee unless substantial construction has been undertaken or the activity has commenced
1633 in accordance with the permit. The approved conditional use permit, unless otherwise specified in the
1634 conditions of approval, shall remain in effect as long as the authorized use continues. Prior to the
1635 reestablishment of an abandoned use, a new conditional use permit shall be obtained under the terms of
1636 this article.
- 1637 F. No application for a conditional use permit which has been denied wholly or in part by the Land Use
1638 Planning and Zoning Committee shall be resubmitted for a period of one year from the date of said
1639 denial, except on the grounds of new evidence or proof of change of conditions is found to be valid.
- 1640 G. In the event that the Land Use Planning and Zoning Committee chooses to deny a person's conditional
1641 use permit application, the person may appeal the decision to the Board of Adjustment or to circuit court
1642 under the procedures contained in § 59.694(10) Wis. Stats. **[Added 3-19-2019 by Ord. No. 2-2019]**

1643 **§ 350-57 Review and revocation of conditional use permits.**
1644 **[Amended 11-14-2017 by Ord. No. 22-2017]**

- 1645 A. The Land Use Planning and Zoning Committee shall retain continuing jurisdiction over all conditional
1646 uses for the purpose of resolving complaints against all previously approved conditional uses. Such
1647 authority shall be in addition to the enforcement authority of the Land Use Planning and Zoning
1648 Department to order the removal or discontinuance of any unauthorized alterations of an approved
1649 conditional use and the elimination, removal or discontinuance of any violation of a condition imposed
1650 prior to or after approval, or violation of any other provision of this chapter.
- 1651 B. Complaint procedure. Upon written complaint by any citizen or official, the Land Use Planning and
1652 Zoning Committee shall initially determine whether said complaint indicates a reasonable probability
1653 that the subject conditional use is in violation ~~or either of either~~ the purpose and intent of this chapter, a
1654 condition of approval or other requirement imposed hereunder. Upon reaching a positive initial
1655 determination, a hearing shall be held upon notice. Any person may appear at such hearing and testify in
1656 person or be represented by an agent or attorney. The Land Use Planning and Zoning Committee may,
1657 in order to bring the subject conditional use into compliance with the standards set forth in this chapter
1658 or conditions previously imposed by the Land Use Planning and Zoning Committee, modify existing
1659 conditions upon such use and impose additional reasonable conditions upon the subject conditional use.
1660 Additionally, the offending party may be subjected to a forfeiture as set forth in Article X. In the event

Commented [KM10]: Fixes typo.

2449 **PREMISES**

2450 A lot together with all structures thereon.

2451 **PRINCIPAL STRUCTURE**

2452 The main or primary structure on a land area that is utilized for the property's principal use, including
2453 ~~structures attached or structures constructed in a manner that are utilized as if they were attached.~~

Commented [KM11]: Committee to omit extra language as it leads to interpretation questions. Attached garages, decks, carports, breezeways, etc. are attached, but are not considered part of the principal structure.

2454 **PRINCIPAL USE**

2455 The main or primary use of a land area as distinguished from an accessory use.

2456 **PROFESSIONAL HOME OFFICES**

2457 The office of a practitioner of a recognized profession that is located in the practitioner's place of
2458 permanent residency.

2459 **PROPERTY**

2460 A land area together with all structures thereon.

2461 **PROPERTY LINE**

2462 See "lot line."

2463 **PUBLIC LAND**

2464 Land owned or operated by a municipality, school district, county, state, or other governmental unit.

2465 **RAILROAD YARD**

2466 An open area for the storage and repair of railroad cars and engines, excluding those areas utilized for
2467 the sole purpose of movement and/or transportation of said railroad cars and engines.

2468 **RECREATIONAL VEHICLE**

2469 See "camping unit."

2470 **ROAD**

2471 See "street."

2472 **ROADSIDE FARM STAND**

2473 A structure used solely for the sale of farm products produced on the premises.

2474 **RUMMAGE SALE**

2475 Any display of used goods, on a property customarily used as a residence, that does not exceed four
2476 days in duration and occurs no more than once every four months.

2477 **RUNOFF**

2478 The rainfall, snowmelt or irrigation water flowing over the ground surface.

2479 **RUNWAY**

2480 A level portion of an airport having a surface specially developed and maintained for the landing and
2481 taking off of aircraft.