

GREEN COUNTY COMMITTEE MEETING NOTICE

Phone (608) 328-9423

COMMITTEE: Zoning and Land Use
DATE: Monday, January 12, 2026 TIME: 3:00 p.m.
LOCATION: County Board Room, Green County Courthouse, 1016 16th Ave., Monroe, WI

AGENDA

1. Call to order and roll call
2. Consider the minutes of the previous meeting
3. Approval of Zoning Department Bills
4. Public comment (time limit not to exceed three minutes per person or thirty minutes total, this is the only time public will be allowed to speak at the meeting)
5. Discussion and possible action in regard to possible amendments to County Code pertaining to vacation rentals
6. Discussion and possible action in regards to fire number installation
7. Committee concerns. Items may only be discussed and any item requiring action must be placed on a future committee agenda
8. Discussion in regards to this/last month's Board of Adjustment public hearing(s)
9. Schedule next meeting date
Monday, February 9, 2026 – 3:00 p.m. Regular meeting – County Board Room
10. Adjournment

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters or other auxiliary aids.

For additional information or to request the service, contact the Green County Zoning Office at (608) 328-9423

Committee Members: Barb Krattiger, Dennis Schwartz, Kathy Pennington, Nick Hartwig, Todd Larson

***NOTICE** is hereby given that a majority of the Green County Solid Waste Management Board may be in attendance at the above noticed meeting. This may constitute a meeting per State ex rel. Badke v. Greendale Village Bd.; and must be noticed as such even though the Green County Solid Waste Management Board will not be called to order and will not take any formal action at this meeting.

Vacation Rental BOA conditions.

Only good for a vacation rental

Maximum number of guests per septic system (currently 3 bedrooms or 6 people)

No fireworks

No guns

No ATV/UTV's

No parties; cameras to monitor outside activity

No parking on Brittany Land or neighbor's property

No overnight parking

Contact of a local property manager on file with the Zoning Office (within 30 miles of property)

Property inspected by Township building inspector (if they choose to inspect)

Quiet hours 10 pm to 8 am

No pets allowed except service animals

Property boundaries clearly marked (one permit describes that the property have a minimal fence)

System installed to notify property managers/property owner of load noise (Party Squasher)

Pets must be leashed or Kenneled when outside

No commercial photography or drones

No events

No loud music allowed at anytime

Permit expires in one year (this was only on one permit)

Available May through October (This was only on one permit)

Committee concerns

Duration-7-29 days consecutive. May-October similar to event centers

Contact-needs to be available by phone 24/7, should call back within ten minutes, respond to site within an hour

License- piggy back of DATCP licenses per 66.10114(2)(d)2b

Occupancy- no more than 2 persons/bedroom (adult or children)

Vehicles- no more than 1 vehicle/bedroom. Parking in driveway or on street if permission in the neighborhood

Noise- quiet hours 9 pm-8 am. Meaning no loud music, parties, outdoor noise must be minimal, no shouting, car horns or dogs barking

Prohibited- fireworks, drones, hot tubs, firearms, RV's, tents, signage, firepits unless they are permanent

Fire pits- Must be permanent on property and meet building code

Swimming pools-Swimming pools must have a fence around and secure lock

Garbage and cleaning-weekly cleaning of yard and dispose of garbage with a wastes management system (same as your neighbors)

Boundaries- lot lines marked so that guests, kids and pets stay n property. Leash dogs, at times, if no fence

HOA- Residents follow the same HOA rules as neighbors, if applicable

Impacts on natural resources- abide by the same rules as neighbors in the area.

- Category of accommodation – residence? Camper (with or without amenities)? Yurt? Tent?
- Clear distinction from Bed and Breakfast rules and regs
- Operating under the 'Tourist Rooming House' label?
- Attestation as to service capacity (eg septic)
- Maximum number of guests any given date
- Maximum number of guests per year
- Maximum number of days per guest
- Maximum number days per year, all guests
- Minimum or Maximum number of days per year beyond which ordinance doesn't apply.
- Provision for garbage processing.
- Protection of environment.
- Registration formalities for renters (including all their contact details).
- Proximity of owner.
- Local law enforcement notified of contact details for owner.
- Liability insurance.
- Public safety inspection.
- Carbon Monoxide and Fire detectors.
- Parking arrangements.
- Dogs or other pets?
- Motor vehicle use other than passenger vehicle.
- Cooking allowed or meals provided?
- Public consumption of alcohol.
- Public broadcasting of music or other noise arising to level of nuisance.
- Quiet hours.
- Non-discrimination in rental (policy)
- Third party managing agent for the rental? Notification of contact details for same to local law enforcement
- Rental license obtained?
- Commercial code compliance (OSHA, ADA, etc)?
- Conformity with all current case law.

VILAS COUNTY GENERAL ZONING ORDINANCE

ARTICLE XII: OPERATION OF A TOURIST ROOMING HOUSE

History: (Amendment #85-276, Article XII. New effective 1-1-2024)

Introduction and Explanation: Article XII contains rules, regulations, and permitting requirements for tourist rooming houses in Vilas County. It is adopted to ensure that tourist rooming houses in Vilas County are appropriately managed to protect the public health, safety, general welfare, environment, character and stability of all areas within the County.

12.1 APPLICABILITY

This article shall apply to all rentals of a single-family dwelling, tourist rooming house or other structure for a term of twenty-nine (29) days or less unless specifically exempted by Section 12.2 below.

12.2 EXEMPTIONS

The following operations are exempt from complying with the requirements of this Article:

- (A) A private boarding or rooming house, not accommodating tourists or transients.
- (B) Hotels and motels as defined in Article XI and licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625.
- (C) Resorts as defined in Article XI and licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625
- (D) Bed and breakfast establishments as defined in Article XI and licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625
- (E) Campgrounds as defined in Article XI and licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625
- (F) February monthly rental of a single-family dwelling or multi-family dwelling unit which is normally and regularly offered for monthly rentals.

12.3 PROHIBITIONS

- (A) Any advertisement, offer, or execution of a rental for a term of less than seven (7) consecutive days, regardless of whether additional rentals occur within the seven (7) day period, are prohibited in the Single Family Residential (R-1) zoning district unless the tourist rooming house meets the requirements of Article VIII, Section 8.1(E) of this Ordinance.
- (B) Tourist rooming house rentals are prohibited in manufactured home parks, mobile home parks, manufactured building parks, or manufactured home communities as defined in Article XI.
- (C) Camping units located outside of a campground licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625 are prohibited from being offered or used as tourist rooming houses.
- (D) No flows and loads affidavit, affidavit regarding private on-site waste treatment system (POWTS) size based on occupancy, or other affidavit shall be used to determine or affect the occupancy requirements set forth in this Ordinance.
- (E) No tourist rooming house may be served by a sanitary facility which does not meet the requirements of Wisconsin Administrative Code SPS 383.32.

- (F) No tourist rooming house may be served by a non-plumbing sanitary system as its primary method of black water disposal.

12.4 PERMIT REQUIRED

- (A) No person, agent, or others acting on their behalf, shall operate or offer a tourist rooming house without having obtained a permit from the Department in accordance with the provisions of this Article.

- (B) Initial TRH Permit
 - (1) Any property owner, agent, or other person having a contractual interest in any residential dwelling or other structure may apply for a permit to operate a tourist rooming house.
 - (2) Initial applications must be submitted at least thirty (30) days in advance of the date the property is first offered for rent.

- (C) Renewal TRH permit
 - (1) Any property owner, agent, or other person having a contractual interest in any residential dwelling or other structure may apply for a renewal of a permit to operate a tourist rooming house.
 - (2) Renewal applications must be submitted no later than thirty (30) days prior to their expiration date.

- (D) Permit Expiration
 - (1) Initial TRH Permits issued prior to November 1 shall expire at the end of the TRH permit year during which they are issued.
 - (2) Initial TRH Permits issued on November 1 or later shall expire at the end of the next TRH permit year.
 - (3) Renewal TRH permits shall expire at the end of the next TRH permit year.
 - (4) Both Initial and Renewal TRH permits shall expire upon such time as a document is recorded with the Vilas County Register of Deeds which changes or alters the name of the person, firm, corporation, or entity which owns the property.

- (E) Permit Revisions
 - (1) Any property owner, agent or resident agent listed on an existing Initial or Renewal TRH permit may apply for a revision to said permit.
 - (2) All permit revisions shall be submitted to the Department on forms supplied by the Department. All requirements of the existing permit shall be in force until such time as the revisions are approved by the Department.

- (F) Initial TRH Permit, Renewal TRH permit, and Permit Revision Application Requirements Applications for Initial TRH Permits, Renewal TRH permits, or revisions to existing permits, shall include the following information:
- (1) Address and tax parcel number;
 - (2) Name, address, telephone number, and e-mail address of property owner;
 - (3) Name, address, telephone number, and e-mail address of applicant;
 - (4) Name, address, telephone number, and e-mail address of resident agent;
 - (5) Signature of applicant and resident agent.
 - (6) Legal description of property;
 - (7) Proposed occupancy of the tourist rooming house;
 - (8) Proof of adequate sewage disposal facilities (POWTS);
 - (9) Proof of licensure through the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625 or a copy of the application for said license;
 - (10) A copy of the property rules required under Paragraph 12.7(B), unless already on file;
 - (11) Permit fees as set forth in the Vilas County Zoning & Sanitary Fee Schedule.
- (G) The Zoning Administrator or their designee may require any additional information necessary to decide upon the issuance of a permit under this Article including but not limited to detailed site plans, floor plans and parking area diagrams.
- (H) Issuance of a permit under this Article does not exempt a property owner from obtaining a permit or license from a local municipality under a local municipal ordinance, the Vilas County Public Health Department under Chapter 8 of the Vilas County Code of Ordinances, or the State of Wisconsin or their agents under Wis. Stat. §97.605 or §97.625.
- (I) No permit to operate a tourist rooming house shall be issued or considered when requested if three (3) or more violations of this Article resulting in forfeitures have occurred on a property, or if the owner or designated agent receives six (6) or more notifications of substantiated violations in accordance with Section 12.10(D) have occurred within the twelve (12) month period prior to application.
- (J) No permit to operate a tourist rooming house shall be issued or considered when requested, if a violation of any regulation enforced by the Department exists on the property, or any violation of Chapter 8 of the Vilas County Code of Ordinances exists on the property, unless the above requested permit is required to abate the violation.
- (K) Permits issued under this Article are non-transferable, and the owner or resident agent shall notify the Department in writing of any transfer of legal control of any property covered by permit.
- (L) A separate permit under this Article shall be required for each structure to be used as a tourist rooming house.

12.5 OCCUPANCY

- (A) The maximum occupancy of a tourist rooming house served by a POWTS shall be limited to the number of occupants for which the POWTS was designed, or the number of occupants authorized by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625, whichever is less.

Note: Residential septic systems are considered to be designed to accommodate two (2) occupants per bedroom.

- (B) The maximum occupancy of a tourist rooming house served by a public or municipal sewer system is limited to the number of occupants authorized by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625.

- (C) The maximum occupancy allowed on a property being utilized as a tourist rooming house shall not exceed the allowed maximum of the tourist rooming house.
- (D) No camping units, recreational vehicles, or other temporary lodging arrangements shall be permitted onsite as a means of providing additional accommodation for paying guests or other invitees.

12.6 PARKING

- (A) Tourist Rooming Houses located in all zoning districts shall comply with this Section. Tourist Rooming Houses located in the Community Business (CB) zoning district are not exempt from the parking requirements in this Section.
- (B) Each tourist rooming house shall provide a minimum of one (1) off-street parking space for each two (2) occupants plus one (1) additional parking space per habitable structure.
- (C) Parking spaces as required by this section shall meet the requirements of Article VII, Section 7.1(A) of this Ordinance.
- (D) Garage areas may count as parking spaces for purposes of this Ordinance provided each space meets the size requirements of Article VII, Section 7.1(A) and the garage areas are made available to renters as part of the rental contract.
- (E) Areas located above, or within fifteen (15) feet of any POWTS component may not be used as parking areas to satisfy the requirements of this Article.
- (F) Areas located within road, access, or utility easements may not be used as parking areas to satisfy the requirements of this Article unless expressed written consent is given by all entities which have access to said easement provide written approval.
- (G) Wetland areas, mapped Special Flood Hazard areas, areas subject to a Mitigation Agreement which is already on file or otherwise reserved for compliance with Article XI of the Vilas County Shoreland Zoning Ordinance, areas within seventy-five (75) feet of the ordinary high-water mark (OHWM) of a navigable waterway, and areas located within five (5) feet of a lot line shall not be used as parking areas to satisfy the requirements of this Article.
 - (1) Existing garages, improved driveways, and improved parking areas located within seventy-five (75) feet of the OHWM of a navigable waterway or within five (5) feet of a lot line may be used to satisfy the parking requirements of this Article if they are considered legal, non-conforming structures under Article VIII of this Ordinance.
- (H) Areas located within the right-of-way of a public road or highway may not be used as parking areas to satisfy the requirements of this Article.
- (I) The total number of vehicles and trailers allowed on site shall not exceed the number of parking spaces provided.

12.7 RESIDENT AGENT REQUIRED

- (A) A resident agent is required for all tourist rooming houses. The owner may be the resident agent if they meet all requirements of this section.
- (B) The resident agent must be an adult person residing within Vilas County or within a forty (40) mile radius of the subject tourist rooming house or a corporate entity with physical offices located within Vilas County or within a forty (40) mile radius of the subject tourist rooming house.

- (C) The resident agent must be authorized by the owner to act as the agent for the owner for the following purposes:
 - (1) Receipt of service of notice of violation of the provisions of this Ordinance;
 - (2) Service of process pursuant to this Ordinance; and
 - (3) Granting permission for Vilas County or its agents to enter the property permitted under this Article for the purpose of inspection and enforcement of all Ordinances for which the Department is responsible.

12.8 OTHER REQUIREMENTS

- (A) A list of property rules must be posted at the property, provided to the guests and copy submitted with the application for a license. The property rules must include the following:
 - (1) Maximum occupancy of the property as permitted by this Article.
 - (2) Contact information for the designated agent.
 - (3) The number of vehicles and trailers permitted and the location of the designated parking spaces.
 - (4) Non-emergency contact information for law enforcement, fire department, and EMS services.
 - (5) If applicable, information on the location of the high-water alarm for the POWTS, and procedures to follow if the alarm is activated.
 - (6) Where to locate applicable outdoor burning regulations, hunting/fishing regulations, and local off-road vehicle, snowmobile, and boating regulations.
- (B) If a tourist rooming house is not served by a public sanitary sewer, a POWTS in full compliance with this article, the Vilas County Private Sewage System, and Wisconsin Administrative Code must serve the property.
- (C) A tourist rooming house which proposes to utilize a POWTS system which was not installed using a valid soil & site evaluation report as defined in the Vilas County Private Sewage System Ordinance, Section 15.07(38) shall provide the documentation required under the Vilas County Private Sewage System Ordinance, Section 15.25(3)(b-d).

12.9 EXISTING TOURIST ROOMING HOUSES

Tourist rooming houses which were licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625 prior to the enactment of this Article shall be permitted to retain the maximum occupancy as permitted under such license, shall be exempted from the parking requirements of this Article, and shall be exempted from the requirements of Section 12.8(C) until the expiration of their Initial TRH Permit. Any subsequent Initial TRH Permit, Renewal TRH permit, or revision to an existing permit shall conform to the requirements of this Ordinance.

12.10 ENFORCEMENT AND PENALTIES

- (A) Enforcement of this section shall be in accordance with the provision of Section 9.6 of this Ordinance unless otherwise set forth in this Article.
- (B) Tourist rooming house designated agents and renters shall be considered to be acting on the owners' behalf for the purposes of enforcement under this Article and Section 9.6(B) of this Ordinance.
- (C) Advertising, offering, or operating a tourist rooming house which does not meet the requirements of this Article shall be considered a violation of this Article and be subject to the procedures and penalties set forth in Paragraphs D & E below.

(D) Upon notification of a substantiated violation of this Article, the owner, or those acting on their behalf shall abate the violation within forty-eight (48) hours to the satisfaction of the Zoning Administrator or their designee. Failure to do so shall result in forfeitures as set forth in Section 12.4(I) of this Article and Paragraph E below

(E) Penalties:

(1) Forfeitures

Any person, firm, corporation, or other entity including but not limited to contractors or those acting on behalf of the property owner who violated any provision of this Article shall be subject to a forfeiture of \$1000.00 for the first violation, \$1500.00 for the second violation, and \$2000.00 for the third and all subsequent violations of this Article, plus the cost of prosecution. Each day a violation exists shall constitute a distinct and separate violation of this Article, and as such, forfeitures shall apply accordingly. The Zoning Administrator or their designee may seek remedy through citation or any other legal means available.

(2) Injunctions

As a substitute for or in addition to forfeiture actions, Vilas County may seek enforcement of any or all parts of this Article by a court action seeking injunctive relief.

golf, go karts, and water rides. (Amended: 26 Feb. 2013; Ord. 2013-07)

Animal Shelter: A facility for the care and shelter of homeless, stray, or abused animals.

Animal Unit: (Deleted: 26 August 1997; Ord. 21-97)

Apron: An ornamental base of a sign for the purpose of displaying identification of the sign owner, if different from the entity depicted on the sign face. (Added: 29 October 2019; Ord. 2019-13)

Art: The conscious use of skill, taste, and creative imagination in the production of objects whose primary or sole value is intended to be aesthetic. Art is distinct from other forms of production by its application of a personal, unanalyzable creative power, not merely expertness in workmanship.

Art Gallery: An institution or business exhibiting or dealing in works of art.

Assembly Hall: A facility within which people can congregate for cultural, educational, or social purposes. (Added: 5 Aug 2013; Ord. 2013-13)

Auditorium: A facility open to the public which includes performance and viewing areas. (Added: 25 June 2013; Ord. 2013-12)

Auto Sales and Service Lots: Any establishment where more than 3 automobiles are displayed for sale at any time, or where more than 3 automobiles are sold in any calendar year.

Awning: A cloth, plastic, or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An awning is either permanently attached to a building or can be raised or retracted to a position against the building when not in use. (Added: 29 October 2019; Ord. 2019-13)

Beacon Lighting: Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure, or other object. (Added: 29 October 2019; Ord. 2019-13)

Bed and Breakfast Establishments: Any place of lodging that provides 4 or fewer rooms for rent to transient guests, is the owner's personal residence, is occupied by the owner at the time of rental, and in which the only meal served to guests is breakfast.

Boardinghouse: A place in which lodging, with or without meals, is offered for compensation to non-transient guests, that provides rooms for rent, is the owner's personal residence, and is occupied by the owner at the time of rental. (Amended: 22 Feb. 2022; Ord. No. 2022-03)

Boathouse: (Deleted: 20 Sept. 2016; Ord. 2016-14)

Building: An enclosed structure built, maintained, or intended to be used for the protection, shelter, or enclosure of persons, animals, or property. (Amended: 22 Feb. 2000;

Substantial Evidence: Facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. (Added: 27 March 2018; Ord. 2018-07)

Substantially the Same: As defined in §84.30, Wis. Stats.: “With respect to a nonconforming sign, means that no substantial change has been made to the sign since it became nonconforming.” (Added: 29 October 2019; Ord. 2019-13)

Swale: See Ridges and Swales Complex.

Telecommunications Towers: (Deleted: September 2015; Ord. 2015-09; Effective 9 November 2015)

Temporary Accessory Unit: A temporary dwelling unit installed on the same lot as a single family residence and used to provide independent, but supervised, housing for disabled or infirm dependent(s).

Temporary Use: See Use, Temporary.

Topsoil: Soil material (normally the A horizon and upper part of the B horizon of a soil profile) which is acceptable for respreading on the surface of regraded areas to provide a medium which sustains a dense plant growth capable of preventing wind and water erosion of the topsoil and other materials beneath.

Tourist Rooming House: “Any lodging place or tourist cabin or cottage where sleeping accommodations are offered for pay to tourist or transients. ‘Tourist rooming house’ does not include:

(a) A private boarding or rooming house, ordinarily conducted as such, not accommodating tourist or transients.

(b) A [multiple occupancy development].

(c) Bed and breakfast establishments.” (§97.01(15k), Wis. Stats.) (Added: 29 October 2019; Ord. 2019-13)

Trade or Contractors Establishment: Uses such as plumbers, heating and air conditioning contractors, excavators, carpenters, painting contractors, wastewater treatment system contractors, electricians, well drillers, and similar uses.

Trailer: A portable structure built on a chassis which can be towed by an appropriate motor vehicle and is designated to be used as a temporary dwelling for travel, recreation, or vacation use, and which does not fall into the definition of a manufactured home.

Trailer Camp: (Deleted: 27 August 2019; Ord. 2019-08; Effective 7 October 2019)

Transient: A person who travels from place to place away from his or her permanent

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

Type of Use	Zoning Districts																			
	W	NA	EA	GA	PA	CS	HL ³	ES	SF10	SF20	SF30	SE	RR	HD	CC	MC	RC	LI		
OUTDOOR RECREATIONAL USES (Cont.)																				
Parks (s. 4.07(1)) (Amended: 30 Sept., 2010; Ord. 2010-13)		P ⁹	C ²⁰	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹		P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	
Private Riding Stables (s. 4.07(4)) (Amended: 30 Sept., 2010; Ord. 2010-13)		P	P ¹⁷	P	P	P	P	P				P	P						C	
Public Boat Launching Facilities (Amended: 22 March 2005; Ord. 2005-10) (Amended: 20 Sept. 2016; Ord. 2016-14)																				
Retreat Centers (s. 4.07(7)) (Amended: 18 Dec 1997; Ord. 40-97)		C		C		C		C		C		C						C		
Ski Resorts																		C		
RESIDENTIAL USES																				
Accessory Residences (s. 4.08(3)) (Amended: 27 July 2000; Ord. 17-00) (Amended: 17 April 2012; Ord. 2012-14)																P	P	P	P	P
Bed & Breakfast Establishments (s. 4.08(10)) (Amended: 9 Nov 2011; Ord. 2011-14)		P		P	P	P	P	C		C ¹⁴	C	P	P	P	P	P	P	P		
Boardinghouses (s. 4.08(11)) (Amended: 9 Nov 2011; Ord. 2011-14)				P	P	P	P	P				P	P	P	P	P	P			
Conservation Subdivisions (Ch. 6) (Added 4 April 2011; Ord. 2011-05) (Amended: 22 Feb. 2022; Ord. 2022-03)		P		P	P	P	P	P		P	P	P	P	P	P	P	P			
Duplexes (Amended: 22 Feb. 2022; Ord. 2022-03)				P		P		P					P	P	P	P	P			
Dwellings for Agricultural Production & Processing Workers (s. 4.08(7)) (Added: 25 June 1996; Ord. 16-96) (Amended: 22 Feb. 2022; Ord. 2022-03)				P	P	P	P	P												P
Farm Related Residences (s. 4.08(2)) (Amended: 30 Sept., 2010; Ord. 2010-13)(Amended: 11 Dec., 2012 Ord. 2012-25)		P		P	P	P	P	P ¹⁵												
Manufactured Homes (s. 4.08(4)) (Amended: 22 Feb. 2022; Ord. 2022-03)						P		P					P							
Manufactured Home Parks (s. 4.08(5))						C		C ¹⁴					C							
Multiple Occupancy Developments (s. 4.08(8)) (Amended: 5 Oct. 1998; Ord. 22-98)													C		C ⁷	C ⁷	C ⁷	C ⁷		

PARTICULAR USE REQUIREMENTS 4.09(1)

(a) Except in the Single Family Residential-20,000 and Single Family Residential-30,000 districts, there shall be no more than 4 rooms available for rent to transient guests. In the Single Family Residential-20,000 and Single Family Residential-30,000 districts, there shall be no more than 2 such rooms.

(b) Bed and breakfast establishments shall comply with the parking requirements of s. 7.02, off-street parking requirements.

(c) All bed and breakfast establishments with sleeping rooms above the ground floor shall provide an outside fire escape or escape balcony from an area accessible to the occupants of the upper floor(s) and appropriate exit signs.

(d) All lot size and other dimensional requirements for single family residences shall be met.

(e) (Deleted: 29 October 2019; Ord. 2019-13)

(f) In the Single Family Residential-20,000 and Single Family Residential-30,000 districts, at the time of zoning permit application, the building proposed to house the bed and breakfast establishment shall be at least 10 years old, as dated from original construction.

(11) Boardinghouses. (Amended: 9 Nov. 2011; Ord. 2011-14)

(a) There shall be one off-street parking space per two sleeping rooms provided. (Amended: 22 Feb. 2022; Ord. 2022-03)

(b) Any existing sleeping room may be provided for boarding. (Amended: 22 Feb. 2022; Ord. 2022-03)

(c) All boardinghouses with sleeping rooms above the ground floor shall provide an outside fire escape or escape balcony from an area accessible to the occupants of the upper floor(s) and appropriate exit signs.

(d) All lot size and other dimensional requirements for single family residences shall be met.

(e) (Deleted: 29 October 2019; Ord. 2019-13)

(f) No sleeping room shall be converted to a tourist rooming house or any other form of short-term, transient rental. (Added: 22 Feb. 2022; Ord. 2022-03)

4.09 Miscellaneous uses requirements.

(1) Airports, airstrips, and landing fields.

conjunction with a conservation subdivision or manufactured home park. (Amended: 4 April 2011; Ord. 2011-05)

Primary Floor Area: The floor area of a building for purposes of determining required parking ratios for certain uses, such area to include only that portion of the total floor area devoted to customer service, sales and office space and not to include warehouses, utility, hallways and other accessory space, except as they generate parking demand.

Principal Building: See Building, Principal.

Principal Structure: See Structure, Principal.

Principal Use: See Use, Principal.

Private Riding Stable: See Riding Stable, Private.

Processing Plant: A food manufacturing facility which starts with raw foodstuffs to produce more satisfactory or desirable food products.

Professional Home Office: A portion of a dwelling unit of a doctor of medicine, dentist, clergyman, architect, landscape architect, professional engineer, registered land surveyor, lawyer, artist, teacher, author, musician, real estate broker, professional photographer, insurance agent, and related professionals used to conduct their profession

Public Boat Launching Facilities: Facilities which provide access to navigable water for boats and other recreational craft, available to the general public, with or without support services, whether owned or operated by a governmental entity or not.

Reader Board: (Deleted: 29 October 2019; Ord. 2019-13)

Rear Lot Line: See Lot Line, Rear.

Rear Yard: See Yard, Rear.

Recreation Camp: See Institutional Recreation Camp.

Recreational Vehicle: A vehicle that has walls of rigid construction, does not exceed 45 feet in length, is designed to be towed upon a highway by a motor vehicle or has a motor of its own, and is equipped and used, or intended to be used primarily for temporary or recreational human habitation. (Added: 27 August 2019; Ord. 2019-08; Effective 7 October 2019)

Residence: The use of premises for the act or fact of dwelling.

Residence, Single Family: The use of premises for the act or fact of dwelling in a single family dwelling unit.

Residential Use: Any listed under residential uses in s. 2.05(3), table of principal uses.

(c) Secondary dwelling units may be attached to or detached from the single family residence.

(d) Lot requirements. A secondary dwelling unit may be allowed on any parcel meeting the minimum lot size requirements of s.3.02(3), table of district requirements, or s.3.04(5), lots created prior to the effective date of this ordinance.

(e) For all secondary dwelling units, the setbacks and minimum yards shall be as required for principal structures, except that detached secondary dwelling units subject to an ordinary high water mark setback shall, for the purposes of that setback, be viewed and regulated as accessory structures. (Amended: 17 April 2012; Ord. 2012-14) (Amended: 22 May 2018; Ord. 2018-10)

(f) Floor area. The maximum floor area for secondary dwelling units shall be as specified below. (Amended: 22 Feb. 2022; Ord. 2022-03)

1. Secondary dwelling units in conjunction with single family residences between 500 and 749 square feet in floor area shall not exceed 499 square feet in floor area. (Added: 22 Feb. 2022; Ord. 2022-03)
2. Secondary dwelling units in conjunction with single family residences 750 square feet or greater shall not exceed 749 square feet in floor area. (Amended: 22 Feb. 2022; Ord. 2022-03)

(g) A minimum of one off-street parking space per secondary dwelling unit shall be provided.

(h) Structures housing detached secondary dwelling units shall be considered accessory structures and shall be subject to section 3.12, Accessory structures, as applicable. (Amended: 24 March 2015; Ord. 2015-02) (Numerical formatting error corrected: 20 Sept. 2016; Ord. 2016-14) (Amended: 28 August 2018; Ord. 2018-16)

(i) No secondary dwelling unit shall be rented for a period of less than thirty consecutive days. (Amended: 28 August 2018; Ord. 2018-16) (Amended: 22 Feb. 2022; Ord.

(j) 2022-03)

(j) Secondary dwelling units may not be conveyed or separated in ownership from the single family residence, unless the Door County Land Use Services Department approves, per ordinances in effect at that time. (Amended: 27 March 2018; Ord. 2018-07) (Amended: 22 Feb. 2022; Ord. 2022-03)

(k) (Deleted: 17 April 2012; Ord. 2012-14)

(10) **Bed and Breakfast Establishments.** (Amended: 4 Nov 2011; Ord. 2011-14)