

Zoning District Descriptions

Section 17.2.10 F FORESTRY DISTRICT

- (1) **Intent:** This district is intended to foster long-term investment in and proper management of Lincoln County's public and privately-owned forest areas. Appropriate multiple uses include commercial forest production and processing, recreation, non-metallic mineral extraction as a conditional use, and seasonal dwellings on private lands. This district is intended be compatible with provisions of the Wisconsin's Forest Crop Law and Managed Forest Land programs.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards. In addition, within the F Forestry district, manufactured homes and mobile homes shall be for seasonal use only as permitted by right uses.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.101 for a list of dimensional standards, yards, building height, and other bulk regulations for development in this district.

Section 17.2.11 A AGRICULTURE DISTRICT

- (1) **Intent:** This district is intended to preserve Lincoln County's agricultural land for food and fiber production; protect productive farms by preventing land use conflicts between incompatible uses; support agricultural processing and service industries; provide reasonable opportunities to supplement farm income through compatible business opportunities and limited housing development; and preserve rural character in farming areas.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.101 for a list of dimensional standards, yards, building height, and other bulk regulations for development in this district. Refer to Wisconsin Administrative Code ATCP 51 for standards related to certain livestock facilities covered under those rules. In addition, the maximum development density in this district shall be the equivalent of one (1) new non-farm dwelling unit for every thirty-five (35) contiguous acres owned as of the date of adoption of this chapter, as calculated under Section 17.8.70.

Section 17.2.12 RL2 RURAL LANDS "2 PER 40" DISTRICT

- (1) **Intent:** This district is intended to preserve rural character and promote continued low-intensity and open space uses in areas of the County not envisioned for intensive agricultural or commercial forestry use. Appropriate uses include continued low-impact farming and forestry where viable, single family residences up to a density not exceeding two (2) dwelling units per forty (40) acres owned, and associated home occupations and other limited compatible business opportunities.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards.

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- (3) **Dimensional Standards:** Refer to the table in Section 17.2.101 for a list of dimensional standards, yards, building height, and other bulk regulations for development in this district. In addition, the maximum development density in this district shall be the equivalent of two (2) new non-farm dwelling units for every forty (40) contiguous acres owned as of the date of adoption of this chapter, as calculated under Section 17.8.70.

Section 17.2.13 RL4 RURAL LANDS "4 PER 40" DISTRICT

- (1) **Intent:** This district is intended to preserve rural character and promote continued low-intensity and open space uses in areas of the County not envisioned for intensive agricultural or commercial forestry use. Appropriate uses include continued low-impact farming and forestry where viable, single family residences up to a density not exceeding four (4) dwelling units per forty (40) acres owned, and associated home occupations and other limited compatible business opportunities.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.101 for a list of dimensional standards, yards, building height, and other bulk regulations for development in this district. In addition, the maximum development density in this district shall be the equivalent of four (4) new non-farm dwelling units for every forty (40) contiguous acres owned as of the date of adoption of this chapter, as calculated under Section 17.8.70.

Section 17.2.20 SR SUBURBAN RESIDENTIAL DISTRICT

- (1) **Intent:** This district is intended for single and two family dwellings, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity, pre-existing agricultural uses. The district is designed for existing or planned residential development areas near cities, in crossroad hamlets, in intensively developed waterfront areas, or in conservation neighborhoods.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.101 for a list of dimensional standards, yards, and other bulk regulations for development in this district. Because of the district's minimum permitted lot size, all non-agricultural uses shall be served by public sanitary sewer or a private group waste treatment system serving five (5) or more principal buildings. Where such services are unavailable, density and dimensional standards otherwise applicable in the RL2 Rural Lands district shall apply.

Section 17.2.30 RR1 RURAL RESIDENTIAL 30,000 DISTRICT

- (1) **Intent:** This district is intended for single and two family dwellings on small rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. This district is primarily designed for existing residential areas served by private on-site waste treatment systems and that meet the lot size standards. Mapping of this

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district in areas planned for new development should be limited because of the district's small minimum lot size relative on-site waste treatment requirements.

- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also include parking standards.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.101 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.31 RR2 RURAL RESIDENTIAL 40,000 DISTRICT

- (1) **Intent:** This district is intended for single and two family dwellings on relatively small rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. The appropriateness of mapping this district in areas planned for residential development should be carefully considered because of the district's minimum lot size relative to requirements for on-site waste treatment systems.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.101 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.32 RR3 RURAL RESIDENTIAL 50,000 DISTRICT

- (1) **Intent:** This district is intended for single and two family dwellings on moderately sized rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. This district should generally be mapped in areas where public water and sewer services are not currently available or planned. This district also provides opportunities for slightly smaller minimum lot sizes in conservation neighborhood developments, where preservation of rural character, natural areas, farmland, and/or scenic views is emphasized.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.101 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.33 RR4 RURAL RESIDENTIAL 100,000 DISTRICT

- (1) **Intent:** This district is intended for single and two family dwellings on relatively large rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. This district should be mapped in areas where public water and sewer services are not currently available or planned. This district also provides opportunities for slightly smaller minimum lot sizes in conservation neighborhood developments, where preservation of rural character, natural areas, farmland, and/or scenic views is emphasized.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as

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conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards.

- (3) **Dimensional Standards:** Refer to the table in Section 17.2.101 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.34 RR5 RURAL RESIDENTIAL 200,000 DISTRICT

- (1) **Intent:** This district is intended for single and two family dwellings on large rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. This district should be mapped in areas where public water and sewer services are not currently available or planned. This district also provides opportunities for slightly smaller minimum lot sizes in conservation neighborhood developments, where preservation of rural character, natural areas, farmland, and/or and scenic views is emphasized.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards.
- (3) **Dimensional Standards:** Refer to the tables in Section 17.2.101 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.40 MR MIXED RESIDENTIAL DISTRICT

- (1) **Intent:** This district is intended for a mix of residential development types and densities, along with compatible home occupations, small-scale institutional and recreational uses, and existing low-intensity agricultural operations. Minimum required lot dimensions depend both on the number of dwelling units and the type of sanitary waste treatment method.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards. New development in this district shall be subject to site plan approval under Section 17.8.40.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.101 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.41 MH MOBILE HOME PARK DISTRICT

- (1) **Intent:** This district is intended to provide a safe, attractive, and functional environment for mobile and manufactured home parks and subdivisions, where the characteristics of manufactured homes do not allow them to be classified as single family dwellings per Section 17.3.03. The district shall be mapped only where the mobile or manufactured home park will be provided with public sanitary sewer service or served by a private group waste treatment system.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards. In addition, laundries, washrooms, recreation rooms, maintenance equipment storage, and one (1) office associated with each mobile or manufactured home park shall be permitted as accessory land

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uses by right. New development in this district shall be subject to site plan approval under Section 17.8.40.

(3) Dimensional Standards:

- (a.) *Minimum mobile or manufactured home park size:* 10 acres.
- (b.) *Minimum mobile or manufactured home lot or rental site size:* 6,000 square feet.
- (c.) *Minimum perimeter yard for mobile or manufactured home park:* 40 feet.
- (d.) *Minimum lot or rental site width:* 50 feet.
- (e.) *Street yard requirements:* For public roads, see Section 17.4.10. For interior park service roads, 20 feet.
- (f.) *Building setback requirements:*
 - i. Principal structures: No part of any mobile or manufactured home shall be located closer than 30 feet from any other mobile or manufactured home, including additions and appurtenances.
 - ii. Accessory structures: 10 feet from any other accessory structure or any mobile or manufactured home, including a home's additions or appurtenances.
- (g.) *Shoreland zone dimensional requirements:* All lands within 1,000 feet of the ordinary high water mark of lakes, ponds, or flowages and all lands within 300 feet of the ordinary high water mark of rivers and navigable streams, or to the landward side of the floodplain associated with the river or stream, whichever is greater, shall also be subject to the dimensional requirements for shoreland development in Chapter 21 of the Lincoln County Code of Ordinances, with the more restrictive provisions controlling in the event of conflict with the density, intensity, and bulk requirements of this section.
- (h.) *Off-street parking requirements:* As prescribed in Section 17.3.03(8).
- (i.) *Other standards:* See Section 17.3.03(8).

Section 17.2.50 RE RECREATION DISTRICT

- (1) **Intent:** This district is generally intended to accommodate recreational land uses serving the needs and interests of tourists and/or the local population. The district is further intended to create a high-quality environment for groupings of recreational uses. Appropriate uses include campgrounds, parks, lodging facilities, restaurants, recreational clubs, golf courses, and small-scale retail and service uses, but not year-round housing or intensive commercial or industrial uses.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards. In addition, all uses including a building or buildings totaling 20,000 square feet or greater shall be conditional uses. New development in this district shall be subject to site plan approval under Section 17.8.40.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.102 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.51 PB PLANNED BUSINESS DISTRICT

- (1) **Intent:** This district is intended to accommodate high-quality retail, commercial service, lodging, and office uses, with attention towards site design, building design, landscaping, signage, lighting, and towards minimizing impacts on surrounding land uses. New and expanded developments

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within this district should assist in implementing the commercial development design recommendations in the adopted Lincoln County comprehensive plan.

- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards. In addition, all uses including a building or buildings totaling 20,000 square feet or greater shall be conditional uses. New development in this district shall be subject to site plan approval under Section 17.8.40.
- (3) **Dimensional Standards:** Refer to the tables in Section 17.2.102 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.52 GB GENERAL BUSINESS DISTRICT

- (1) **Intent:** This district is intended to accommodate retail, commercial service, lodging, and office uses, with modest attention towards site design, building design, landscaping, signage, and lighting, and towards minimizing impacts on surrounding land uses.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.102 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.53 CMU CROSSROADS MIXED USE DISTRICT

- (1) **Intent:** This district is intended to accommodate historic or planned future collections of small-scale, often pedestrian-oriented indoor commercial, office, institutional, residential, and open space uses, in which community character is protected through building scale, appearance, landscaping, signage, and lighting. This district should be generally mapped at or near road crossings that serve as gathering points for rural communities. Gleason is an example of a historic area where this district may be mapped, and a model for the intended mix of uses and appearance for other areas where the district may be mapped.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards. In addition, all uses including a building or buildings totaling 5,000 square feet or greater shall be conditional uses. New development in this district shall be subject to site plan approval under Section 17.8.40.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.102 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.61 PI PLANNED INDUSTRIAL DISTRICT

- (1) **Intent:** This district is intended to accommodate high-quality manufacturing, assembly, office, and storage land uses, with attention towards site design, building design, landscaping, signage, lighting, and towards minimizing impacts on surrounding land uses. New and expanded

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developments within this district should assist in implementing the industrial development design recommendations in the Lincoln County comprehensive plan.

- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards. In addition, all uses including a building or buildings totaling 20,000 square feet or greater shall be conditional uses. New development in this district shall be subject to site plan approval under Section 17.8.40.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.102 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.62 GI GENERAL INDUSTRIAL DISTRICT

- (1) **Intent:** This district is intended to accommodate manufacturing, assembly, office, storage, and other higher-impact land uses, with modest attention towards site design, building design, landscaping, signage, and lighting.
- (2) **Land Uses Permitted By Right or as a Conditional Use:** Refer to the tables in Section 17.2.100 for a list of principal and accessory land uses that are permitted by right or as conditional uses in this district. The uses listed in the tables refer to the detailed land use descriptions contained in Division 17.3, which also includes parking standards.
- (3) **Dimensional Standards:** Refer to the table in Section 17.2.102 for a list of dimensional standards, yards, and other bulk regulations for development in this district.

Section 17.2.70 PD PLANNED DEVELOPMENT DISTRICT

- (1) **Intent:** This district intended to promote improved design and innovative land uses in the county in accordance with the Lincoln County comprehensive plan and town land use plans. This district allows variation in the relationship of uses, structures, and open spaces in developments that are conceived and implemented as cohesive, unified projects. These unified projects must be developed in accordance with detailed site plans approved by both the town and county following a careful review process. In exchange for this detailed planning, this district offers flexibility from standards required in other zoning districts.
- (2) **Land Uses Permitted By Right or as Conditional Uses:** Any permitted or conditional use in any other base zoning district in this chapter, if such uses are specifically shown, listed, or included within plans for the associated development and approved by the affected town and Lincoln County. Only those uses included in such approved plans shall be permitted. New development in this district shall be subject to site plan approval under Section 17.8.40.
- (3) **Dimensional Standards:**
 - (a) *Maximum building coverage:* As specified in approved plans for the development
 - (b) *Minimum landscaped area percentage:* As specified in approved plans for the development
 - (c) *Minimum lot size and width:* As specified in approved plans for the development.
 - (a) *Street yard requirements:* As prescribed in Section 17.4.10(1).
 - (b) *Other yard requirements:* As specified in approved plans for the development.
 - (c) *Shoreland zone dimensional requirements:* All lands within 1,000 feet of the ordinary high water mark of lakes, ponds, or flowages and all lands within 300 feet of the ordinary high water mark of rivers and navigable streams, or to the landward side of the floodplain associated with the river or stream, whichever is greater, shall also be subject

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to the dimensional requirements for shoreland development in Chapter 21 of the Lincoln County Code of Ordinances, with the more restrictive provisions controlling in the event of conflict with the dimensional requirements of this section.

- (d.) *Building height requirements:* As specified in approved plans for the development.
- (e.) *Off-street parking requirements.* Dimensional standards as prescribed in Section 17.5.03.

Section 17.2.91 S SHORELAND OVERLAY ZONING DISTRICT

Refer to Chapter 21 of the Lincoln County Code of Ordinances for regulations applicable in the S Shoreland overlay districts shown on the Official Zoning Map. This overlay zoning district applies to all lands within 1,000 feet of the ordinary high water mark of lakes (including glacial pothole lakes), ponds, or flowages and all lands within 300 feet of the ordinary high water mark of rivers and navigable streams, or to the landward side of the floodplain associated with the river or stream, whichever is greater.

Section 17.2.94 H51 HIGHWAY 51 OVERLAY ZONING DISTRICT

- (1) **Intent:** The purpose of the H51 Highway 51 overlay district is to maintain and enhance the aesthetic appeal, community character, scenic beauty, natural landscape, dark sky, traffic safety, long-term economic health, and orderly development along and generally visible from Highway 51. The provisions of this section supplement the regulations applicable in base zoning districts covering lands also mapped within the H51 district.
- (2) **Jurisdiction:** The regulations specified within this section shall apply to all properties indicated as being within the H51 district on the Official Zoning Map, where approved by both the town and county. Where so approved, the district boundaries are intended to extend to 1,500 feet in either direction from the centerline of Highway 51, except where otherwise indicated on the Official Zoning Map.
- (3) **Site Planning:** Petitioners submitting an application for development approval of a project including a nonresidential use or multiple family dwelling shall be required to meet the site plan submittal and approval provisions in Section 17.8.40.
- (4) **Design Standards:** The Planning and Zoning Committee shall use as criteria for review of all proposed site plans and subdivisions in the H51 district the "Recommended Guidelines for the 'Highway 51 Image Corridor'" included in the Lincoln County comprehensive plan and any related guidelines adopted by the affected town board.

Lincoln County Zoning District and Land Use Table

Revised 8-16-16

Forestry (F)	Agriculture (A)	Rural Lands (RL2)	Rural Lands (RL4)	Suburban Residential (SR)	Rural Residential (RR1)	Rural Residential (RR2)	Rural Residential (RR3)	Rural Residential (RR4)	Rural Residential (RR5)	Mixed Residential (MR)	Mobile Home Park (MH)	Recreation (RE)	Planned Business (PB)	General Business (GB)	Crossroads Mixed Use	Planned Industrial (PI)	General Industrial (GI)	← ZONING DISTRICTS ← (See Section 17.3 for detailed descriptions and standards associated with each of the land uses listed below)
																		↓ RURAL LAND USES ↓
	P	P	P	C	C	C	C	C	P			P	C	C	C	C	C	(1) Agricultural recreation/hobby use
	P	P	P	C	C	C	C	C	C			C	C	C	C	C	C	(2) Light agricultural use (≤ 100 animal units)
	P	C	C															(3) General agricultural use (101-500 animal units)
	C																	(4) Intensive agricultural use (>500 animal units)
	C	C	C									C	C	C	C	P	P	(5) Agricultural commercial use
P													C	C		P	P	(6) Forestry commercial use
P	P	P	P		P	P	P	P	P									(7) Silviculture use (5+ acre lot)
																		↓ RESIDENTIAL LAND USES ↓
	P	P	P	P	P	P	P	P	P	P					P			(1) Single family dwelling (including manufactured homes meeting standards)
	P	P	P	P	P	P	P	P	P						P			(2) Farm dwelling
P	P	P	P	P	P	P	P	P	P	P		P			P			(3) Seasonal dwelling
	P	P	P	P	P	P	P	P	P	P					P			(4) Two family dwelling
										P					C			(5) Multiple family dwelling (3-8 units)
										C								(5a) Multiple family dwelling (9-16 units)
P	C	C	C							C	P							(6) Mobile home (seasonal only in F)
P	P	P	P							C	P							(7) Manufactured home not meeting single family standards. Seasonal home only in F District
											P							(8) Manufactured/Mobile home park
P	P	P	P	C	C	C	C	P	P	P		P						(9) Camping unit
										C			C	C	C			(10) Elderly & congregate housing facility
							P	P	P									(11) Conservation neighborhood development
				C	C	C	C	C	C			P						(12) Golf course community

P = Use permitted by right C = Use permitted as conditional use Empty cell = use prohibited or nonconforming in district

Lincoln County Zoning District and Land Use Table

Revised 8-16-16

Forestry (F)	Agriculture (A)	Rural Lands (RL2)	Rural Lands (RL4)	Suburban Residential (SR)	Rural Residential (RR1)	Rural Residential (RR2)	Rural Residential (RR3)	Rural Residential (RR4)	Rural Residential (RR5)	Mixed Residential (MR)	Mobile Home Park (MH)	Recreation (RE)	Planned Business (PB)	General Business (GB)	Crossroads Mixed Use	Planned Industrial (PI)	General Industrial (GI)	← ZONING DISTRICTS ← (See Section 17.3 for detailed descriptions and standards associated with each of the land uses listed below)
																		↓ COMMERCIAL LAND USES ↓
													P	P	P	P	P	(1) Office
													P	P	P	C	C	(2) Personal or professional service
												P	P	P	P	C	C	(3) Indoor sales
												C	C	C	C	C	C	(4) Outdoor sales, display, or repair (recreational)
													C	C	C	C	C	(5) Outdoor sales, display, or repair (general)
												C	C	C	C			(6) In-vehicle sales or service
													C	C	C	C	C	(7) Vehicle repair or maintenance service
												P	P	P	P	C		(8) Restaurant
												C	C	P	C	C		(9) Indoor commercial entertainment
												C	C	C	C			(10) Outdoor commercial entertainment
												C	C	P	C	C		(11) Hotel, motel, or lodging resort
	P	P	P	C	C	C	C	C	C	P		P	P	P	P			(12) Tourist lodging
	P	P	P							P		P	P	P	P			(13) Bed and breakfast establishment
													P	P	P	C		(14) Day care center
												C			C			(15) Boarding house
	P	C	C									C	C	C	C	C	C	(16) Commercial animal services and boarding
																	C	(17) Adult use
	C													C			C	(18) Junkyard or salvage yard
																		↓ UTILITY AND TRANSPORTATION LAND USES ↓
	C	C	C									C		C		C	C	(1) Airport or landing strip
C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	(2) Public utilities and services
C	C	C	C														C	(3) Waste disposal/composting operation
C	C	C	C									C	C	C		C	C	(4) Telecommunication facility (see Section 17.3.07 for standards)

P = Use permitted by right C = Use permitted as conditional use Empty cell = use prohibited or nonconforming in district

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Revised 8-16-16

Forestry (F)	Agriculture (A)	Rural Lands (RL2)	Rural Lands (RL4)	Suburban Residential (SR)	Rural Residential (RR1)	Rural Residential (RR2)	Rural Residential (RR3)	Rural Residential (RR4)	Rural Residential (RR5)	Mixed Residential (MR)	Mobile Home Park (MH)	Recreation (RE)	Planned Business (PB)	General Business (GB)	Crossroads Mixed Use	Planned Industrial (PI)	General Industrial (GI)	← ZONING DISTRICTS ← (See Section 17.3 for detailed descriptions and standards associated with each of the land uses listed below)
																		↓ INSTITUTIONAL AND RECREATIONAL LAND USES ↓
	P	P	P	P	P	P	P	P	P	P	P				C			(1) Community living arrangement (1-8 res)
	C	C	C	C	C	C	C	C	C	P	C				C			(2) Community living arrangement (9-15 res)
										C					C			(3) Community living arrangement (16+ res)
												C	C	C		C		(4) Major indoor institutional use
	P	P	P	C	C	C	C	C	C	P		P	P	P	P	C		(5) Minor indoor institutional use
P	C	C	C	C	C	C	C	C	C	C		C	C	P		C		(6) Outdoor institutional use
C												C						(7) Private campground/camping resort
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(8) Outdoor public recreation
P	P	P	P									P	P	P	P			(9a) Outdoor assembly (250-749 persons)
C	C	C	C									C	C	C	C			(9b) Outdoor assembly (750+ persons)
P	P	C	C									C			C		P	(10) Recreational vehicle course (10+ acres)
																		↓ INDUSTRIAL LAND USES ↓
												C	C	C	C	P	P	(1) Personal storage facility
														C		P	P	(2) Indoor storage or wholesaling
																C	P	(3) Outdoor storage or wholesaling
																C	C	(4) Freight or bus terminal
																C	P	(5) Distribution center
													C	P	C	P	P	(6) Contractor shop
																P	P	(7) Light industrial use
																C	C	(8) Heavy industrial use
																	C	(9) Metallic mineral extraction use
C	C	C	C														C	(10) Non-metallic extraction use

P = Use permitted by right C = Use permitted as conditional use Empty cell = use prohibited or nonconforming in district

Lincoln County Zoning District and Land Use Table

Revised 8-16-16

Forestry (F)	Agriculture (A)	Rural Lands (RL2)	Rural Lands (RL4)	Suburban Residential (SR)	Rural Residential (RR1)	Rural Residential (RR2)	Rural Residential (RR3)	Rural Residential (RR4)	Rural Residential (RR5)	Mixed Residential (MR)	Mobile Home Park (MH)	Recreation (RE)	Planned Business (PB)	General Business (GB)	Crossroads Mixed Use	Planned Industrial (PI)	General Industrial (GI)	← ZONING DISTRICTS ← (See Section 17.3 for detailed descriptions and standards associated with each of the land uses listed below)
																		↓ ACCESSORY LAND USES ↓
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1a) Accessory structure < 2000 sq. ft.
P	P	P	P	C	C	C	C	C	C	C	C	P	P	P	C	P	P	(1b) Accessory structure ≥ 2000 sq. ft.
	P	P	P	P	P	P	P	P	P	P	P							(3) Family day care home (8 or fewer children)
	C	C	C	C	C	C	C	C	C	P								(4) Intermediate day care home (9 – 15 children)
													P	P	P			(5) Commercial apartment
P	P	P										P	P	P	P	P	P	(6) Caretaker's residence (seasonal in F district)
	P	P	P	P	P	P	P	P	P	P	P	P			P			(7) Home occupation
	C	C	C						C			C			C			(8) Home occupation, expanded
P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	(9) Accessory farm or forestry structures
												P	P	P	P	P		(10) Outdoor display incidental to indoor sales use
												P	P	P	P	P	P	(11) Temporary outdoor sales
													P	P	P	P	P	(12) Indoor sales accessory to light industrial use
	P	P	P	C	C	C	C	C	C			P	P	P	P	P	P	(13) Seasonal sales of farm & forestry products
												C	C	P	C	P	P	(14) Light industrial use accessory to indoor sales use
												C	C	C	P	C	P	(15) Off-site parking lot
P	P	P	P					P	P			P	P	P	P	P	P	(16) Outdoor wood furnace (5+ acre lot)
												P	P	P	P	P	P	(17) Temporary relocatable building < 365 days
												C	C	C	C	C	C	(17a) Temporary relocatable building ≥ 365 days

P = Use permitted by right C = Use permitted as conditional use Empty cell = use prohibited or nonconforming in district

Section 17.2.101 RURAL/RESIDENTIAL ZONING DISTRICT DIMENSIONAL STANDARDS

Zoning District	Minimum Lot Size in Conventional Development (sq ft) 1,2	Minimum Lot Size in Conservation Neighborhood Development (sq ft) 1,2	Maximum New Development Density per Parcel 3	Max. Building Coverage	Min. Lot Width (ft)	Minimum Required Yards			
						Front/Street	Side to Home		Rear to Side to accessory building 4 (ft)
							Least Side 4	Sum of Sides 4	
F Forestry	35 acres	NA	NA	None	Per 17.4.10	10	25	25	10/10
A Agriculture	40,000	NA	1 dwelling unit per 35 acres	None	Per 17.4.10	10	25	25	10/10
RL2, RL4 Rural Lands	40,000	NA	RL2: 2 DU/40 A RL4: 4 DU/40 A	None	Per 17.4.10	10	25	25	10/10
RR1 Residential 30,000	TF: 50,000 SF/Other 30,000	NA	NA	20%	Per 17.4.10	10	25	25	10/10
RR2 Residential 40,000	TF: 50,000 SF/Other 40,000	NA	NA	20%	Per 17.4.10	10	25	25	10/10
RR3 Residential 50,000	SF: 50,000 TF/Other 70,000	SF: 40,000 TF & Other 55,000	NA	20%	Per 17.4.10	10	25	25	10/10
RR4 Residential 100,000	100,000	80,000	NA	15%	Per 17.4.10	10	25	25	10/10
RR5 Residential 200,000	200,000	160,000	NA	10%	Per 17.4.10	10	25	25	10/10
SR Suburban Residential	SF: 12,000 TF/Other: 16,000	NA	NA	40%	Per 17.4.10	10	25	25	10/10
MR Mixed Residential	SF 6 = 30,000 7 TF/Other = 40,000 8	NA	NA	40%	Per 17.4.10	10	25	25	10/10

NOTES:

SF = Single Family Dwelling; TF = Two-family dwelling; Other = All other land uses allowed in district; DU = Dwelling unit; A = Acre

All lands within 1,000 feet of the ordinary high water mark of lakes, ponds, or flowages and all lands within 300 feet of the ordinary high water mark of rivers and navigable streams, or to the landward side of the floodplain associated with the river or stream, whichever is greater, shall also be subject to the dimensional requirements for shoreline development in Chapter 21, with the more restrictive provisions controlling in the event of conflict with dimensional requirements in this table.

1 A larger lot size may be required by town or county subdivision ordinance.

2 The maximum number of individual sites intended for principal buildings within a condominium plat or for a tourist lodging land use shall not exceed the total obtained by dividing the gross site area by the minimum lot size within the zoning district for the type of land use that will be constructed within the condominium plat or tourist lodging development.

3 Non-farm development density provisions to be calculated per Section 17.8.70.

4 Except where a greater setback is required for a specific land use listed in Division 17.3.

5 Smaller lot sizes and widths permitted where public sewer service available.

6 Includes manufactured homes and mobile homes.

7 If served by public sanitary sewer service or a private group waste treatment system serving five or more lots, the minimum lot size is 12,000 square feet and the minimum width is 70 feet.

8 For multiple-family dwellings, minimum lot size is 40,000 sq ft for the first 2 dwelling units plus 10,000 sq ft for each additional unit. If served by public sanitary sewer, minimum lot size is 16,000 sq ft for the first 2 dwelling units plus 4,000 square feet for each additional unit and minimum lot width is 100 feet.

9 There shall generally be a maximum of one (1) principal building per lot, except in the PD and MR zoning districts, and in cases where all dimensional requirements of this chapter could be met for each principal building if the lot were later divided and no principal building is closer than 25 feet from another principal building.

Section 17.2.102 NONRESIDENTIAL ZONING DISTRICT DIMENSIONAL STANDARDS

Zoning District	Minimum Lot Size ¹ (sq ft)	Maximum Building Coverage/ Minimum Landscaped Area	Min. Lot Width (ft)	Minimum Required Yards ²				
				Front/ Street	Side to Principal Building		Rear to Principal Building ²	Rear or Side to accessory building ² (ft)
					Least Side ³	Sum of Sides		
RE Recreation	Powrs: 40,000 Other: 20,000	MBC: 40% MLA: 25%	Powrs: 130 Other: 100	Per 17.4.10	10	25	25	10/10
PB Planned Business	Powrs: 40,000 Other: 20,000	MBC: 40% MLA: 25%	Powrs: 130 Other: 100	Per 17.4.10	10	25	25	10/10
GB General Business	Powrs: 40,000 Other: 20,000	MBC: 50% MLA: 15%	Powrs: 130 Other: 100	Per 17.4.10	10	25	25	10/10
CMU Crossroads Mixed Use	Same as MR district for "other" use	None	Same as MR district for "other" use	Per 17.4.10	10	25	10	10/10
PI Planned Industrial	Powrs: 40,000 Other: 20,000	MBC: 40% MLA: 25%	Powrs: 130 Other: 100	Per 17.4.10	10	25	25	10/10
GI General Industrial	Powrs: 40,000 Other: 20,000	MBC: 50% MLA: 15%	Powrs: 130 Other: 100	Per 17.4.10	10	25	25	10/10

NOTES:

Powrs = Minimum lot size or width if lot served by private on-site waste treatment system.

Other = Minimum lot size or width if lot served by public sanitary sewer service or private group waste treatment system serving 5 or more lots.

MBC = Maximum percentage of lot that may be covered by buildings.

MLA = Minimum percentage of lot that must be landscaped (green space).

All lands within 1,000 feet of the ordinary high water mark of lakes, ponds, or flowages and all lands within 300 feet of the ordinary high water mark of rivers and navigable streams, or to the landward side of the floodplain associated with the river or stream, whichever is greater, shall also be subject to the dimensional requirements for shoreline development in Chapter 21, with the most restrictive provisions controlling in the event of conflict with dimensional requirements in this table.

¹ A larger lot size may be required by town or county subdivision ordinances.

² Except where a greater setback is required for a specific land use listed in Division 17.3.

³ There shall generally be a maximum of one (1) principal building per lot, except in the PD and MR zoning districts, and in cases where all dimensional requirements of this chapter could be met for each principal building if the lot were later divided and no principal building is closer than 25 feet from another principal building.