

Green Lake County Zoning Districts

Zoning District

Summarized Uses and Area Requirements

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| A1 | Farmland Preservation District | Agricultural Uses, Working Farms, Wisconsin DATCP Farmland Preservation Program, Open Space Preservation, Residential only if "farm" use established. For-rent storage and event barn operations by CUP using existing buildings only. Minimum 8 acres. |
| A2 | General Agriculture District | Agricultural Uses, Residential use (i.e. single-family dwelling) allowed in conjunction with an agricultural use. Minimum 8 acres. |
| NRC | Natural Resource Conservancy District | Preservation and protection of lands contributing to environmental quality (wetlands, woodlands, scenic areas, historic sites, etc.); Non-residential buildings; Setbacks are 20ft from side lot lines. Refer to Area Standard below*. |
| C1 | General Commercial District | Business and commercial needs, centrally situated in a business district. Refer to Area Standard below*. |
| C2 | Extensive Commercial District | Business and commercial needs requiring larger areas of land, locations adjacent to highways or major thoroughfares. Refer to Area Standard below*. |
| I | Industrial District | Manufacturing, industrial, and commercial; most uses require a Conditional Use Permit; suitable for facilities that may require special safeguards to shield the public from nuisance, hazards, or other undesirable conditions. Refer to Area Standard below*. |
| M1 | Mineral Extraction District | Conditional Use Permit required for any use: quarrying, mining, and associated activities are most common uses. Refer to Area Standard below*. |
| M2 | Sanitary Landfill District | Conditional Use Permit required for any use: Land fills, incinerators. Refer to Area Standard below*. |
| RC | Recreation District | Recreational activities like trails, sport fields; Conditional Use Permit required for campgrounds, parks, riding stables, and resorts. Refer to Area Standard below*. |
| R1 | Single-Family Residence District | Single family dwellings meeting dwelling design standards; churches, schools, community centers, professional home offices; Accessory buildings may not exceed 1,500sqft with a height maximum of 25ft from ground floor to peak. Refer to Area Standard below*. |
| R2 | Single-Family Mobile Home Residence District | Same as R1, with additional allowance for mobile homes that do not meet dwelling design standards for other residential districts. Refer to Area Standard below*. |
| R3 | Multiple-Family Residence District | Dwellings for single, double (duplex), or multiple families; Tourist rooming house; Conditional Use Permit required for day cares, assisted living facilities, health care offices, and other uses compatible with low-high density residences. Minimum 1 acre. |
| R4 | Rural Residential District | Single family and two-family dwellings, light agricultural uses; Conditional Use Permit required for Tourist rooming houses, bed-and-breakfast establishments, communication towers, and utility lines. Minimum 3 acres, maximum 8 acres. |
| AO | Adult-Oriented Establishment District | All adult-oriented establishment uses require a Conditional Use Permit; also subject to regulation under Chapter 93 and Chapter 163 Article III of the Green Lake County Code. Refer to Area Standard below*. |
| MUN | Municipality | County Zoning does not have jurisdiction. Contact the local City or Village staff for zoning designation and authority. |
| UNZ | Unzoned - Did not adopt Chapter 350 | Minimum area standard for new lots is 1 acre. Towns of Kingston, Princeton, Saint Marie, and Seneca did not adopt the County Zoning Ordinance. However, lands are subject to all other federal, state, and local ordinances and requirements. Contact Department staff with questions. |

| Distance | Setback from.... |
|----------|---|
| 12ft | ...Side Lot Lines |
| 10ft | ...Side Lot Lines (Parcels less than 85ft wide) |
| 25ft | ...Rear Lot Lines |
| 67ft | ...State Highway right-of-ways |
| 30ft | ...Public road right-of-ways (Subdivision Lots) |
| 25ft | ...Public road right-of-ways (Waterfront Lots) |
| 40ft | ...Other Public road right-of-ways |

| Structure Type | Maximum Height |
|-------------------------------------|--|
| Residential | 35ft from average grade, not exceeding 2.5 stories |
| Accessory | 25ft from ground floor to peak (garages, sheds, storage) |
| Farm buildings | No maximum (A1 and A2 non-house structures only) |
| Commercial and Industrial buildings | 35ft from average grade, not exceeding 2.5 stories |
| Mobile towers | Minimum setback 1.1 times overall structure height |
| Churches, schools, public buildings | 60ft or 5 stories |

***Area Standard**

All lots must be an average of at least 100ft in width and have an area of 20,000 square feet, unless otherwise noted above

Contact the Green Lake County Land Use Planning and Zoning office at **920-294-4156** to validate this information is the current reading of all applicable ordinances and statutes. Updated 8/2024



Green Lake County, WI Land Use Planning & Zoning

Zoning Ordinance Map Districts

-  A1 Farmland Preservation
-  A2 General Agriculture
-  C1 General Commercial
-  C2 Extensive Commercial
-  I Industrial
-  M1 Mineral Extraction
-  M2 Sanitary Landfill
-  NRC Natural Resource Conservancy
-  R1 Single Family Residence
-  R2 Single Family Mobile Home Residence
-  R3 Multiple Family Residence
-  R4 Rural Residential
-  RC Recreation
-  AO Adult Orientated Establishment
-  UNZ Unzoned
-  MUN Municipality
-  SPLIT Split Zoning
-  PEND Map Update Pending