

# RM-16 (Rural Mixed Use, 16 Acres) Zoning District

Zoning district for agricultural and other rural uses – CH. 10-Zoning, [Section 10.234](#)

## **Permitted Uses 10.234(2)**

- Agricultural uses
- Agricultural accessory uses
- Agricultural entertainment under 10 days/year
- Agricultural accessory buildings
- Farm related exhibitions, up to 5 days/year
- Single family residential – one per parcel
- Residential accessory structures
- Seasonal storage of recreational equipment and motor vehicles (not owner’s or occupant’s) in existing buildings
- Undeveloped natural resources and open space areas
- Home occupations
- Utility services
- Incidental room rental
- Community living arrangements for fewer than 9 persons
- Foster homes for less than five children
- Utility services associated with a permitted use
- Transportation, utility or communication uses required by law

## **Conditional Uses 10.234(3)**

- Agricultural entertainment activities occurring over 10 days/year
- Airports, landing strips or heliports for aircraft owned by the land owner
- Attached accessory dwelling units
- Cemeteries
- Community living arrangements for 9 or more persons
- Domestic pet animal boarding
- Electric generating facilities that use renewable energy
- Farm related exhibitions, sales or events exceeding 5 days a year
- Governmental, institutional, religious, or nonprofit community uses
- Large animal boarding
- Limited family business
- Limited farm business
- Migrant farm labor camps certified under s. 103.92, Wis. Stats.
- Mineral extraction
- Recreational racetracks
- Sanitary facilities in agricultural accessory buildings
- Temporary asphalt or concrete production
- Tourist or transient lodging
- Veterinary clinics
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law

## **Setbacks and Height requirements for Structures 10.234(5-6)**

### **Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)**

State or Federal Highway: 100/42 feet minimum  
County Highway: 75/42 feet minimum  
Town Road: 63/30 feet minimum  
Subdivision streets platted prior to ordinance: 20 feet minimum  
All other streets: 30 feet minimum from right-of-way

### **Maximum Height:**

Residences: 2½ stories or 35 feet maximum  
Accessory buildings: 35 feet maximum  
Agricultural buildings: No height requirement

### **Residences:**

**Side yard:** 25 feet total, with no single side less than 10 feet minimum

**Rear yard:** 50 feet minimum

Uncovered decks/porches: 38 feet minimum

### **Rear and side yards:**

**Not housing livestock:** 10-feet

### **Housing livestock:**

100 feet from Residential or Hamlet zoning districts  
50 feet from Rural Residential zoning districts  
10 feet from all other zoning districts

## **Lot Area and Width 10.234(4)**

**Minimum:** 16 acres

**Maximum:** None

**Minimum lot width:** 100 feet

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### **Lot Coverage 10.234(7)**

**All buildings and structures:** 10% of lot

### **Accessory Buildings Requirements 10.102(2)(a)**

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- Except for agricultural accessory buildings, a principal building must exist or be under construction prior to the construction of an accessory building.
- Except as allowed under an approved CUP, sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.

**NOTE:** A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

### **Livestock 10.004(85); 10.234(2)(a)**

There is no numerical limit on the number of livestock. However, all livestock use must comply with a farm soil and water conservation plan meeting the standards of NR 151, Wisconsin Administrative Code and approved by the Department of Land and Water Resources.

### **Incidental Room Rental 10.004(72)**

Rental or leasing of rooms within a single-family residence is permitted provided all of the following are met:

- ✓ All rooms offered for rent are within the landowner's primary residence
- ✓ No more than two bedrooms are offered for rent
- ✓ One off-street parking space is provided for each rental room.

### **Limited Family Business 10.004(83)**

A small family-run commercial operation, accessory to a permitted principle use, that takes place entirely within an accessory building. All employees, except up to one or one full-time equivalent, must be a member of the family residing on the premises.