

**SUMMARY OF PORTAGE COUNTY ZONING ORDINANCE**  
**See Zoning Ordinance for Specifics**

DISTRICT	PERMITTED USES	SPECIAL EXCEPTIONS (Requires a public hearing and approval by the Board of Adjustment)
<b>Rural &amp; Urban Fringe (R1)</b> Min. Lot Size: 2 acres	1. All Single Family District permitted uses	1. All Single Family District special exception uses 2. Man-made ponds 3. Movable produce stands 4. Utilities, communication lines and towers 5. Single Family homes less than 20 feet wide 6. Accessory buildings greater than 2,000 square feet 7. Home occupations 8. Horses on 5 acres or more
<b>Single Family (R2)</b> Min. Lot Size: 20,000 sq. ft.	1. Single family residence not less than 20 feet wide 2. Municipal buildings – with exceptions 3. Parks, playgrounds, swimming pools, golf courses, tennis courts, etc. 4. Accessory buildings with size limitations 5. Gardening, plant nurseries 6. Utility and communication lines and towers 7. Home occupations operated by resident 8. Professional office operated by resident 9. Railroad rights-of-way 10. Signs (with restrictions)	1. Accessory buildings greater than 1,600/2,000 sq. ft. 2. Bed and breakfast establishment 3. Schools, churches, cemeteries
<b>One and Two Family (R3)</b> Min. Lot Size: 30,000 sq. ft.-	1. All Single Family District permitted uses 2. Two family dwellings	1. All Single Family Zoning District special Exception uses
<b>Multiple Family (R4)</b> Min. Lot Size: 20,000 to 28,000 sq. ft. depending on number of families.	1. All Single Family District permitted uses 2. Multiple family dwellings 3. Lodging and boarding houses 4. Private clubs and fraternities	1. All Single Family Zoning District special exception uses 2. Mobile home parks
<b>Waterfront (R5)</b> Min. Lot Size: 1 acres	1. All Single Family District permitted uses	1. All Single Family District special exception uses 2. Single family dwellings less than 20 feet wide
<b>Recreational (REC)</b> Min. Lot Size: 20,000 sq. ft.	1. Single family homes for year-round occupancy 2. Structures for seasonal Occupancy	1. Recreational camps
<b>Conservancy (CON)</b> Min. Lot Size: 30,000 sq. ft.	1. Grazing 2. Wild crop harvesting 3. Hunting, fishing, trapping 4. Wildlife, fish and forest management 5. Power stations, dams commercial lines, etc 6. Utility & communication lines & towers 7. Seasonal single family dwellings 8. Nonresidential research buildings 9. Public parks 10. Boat landings 11. Noncommercial recreational trails 12. Maintenance and repair of drainage systems 13. Specialty crops 14. Timber harvesting	1. Campgrounds 2. Clubhouses 3. Golf courses, driving ranges 4. Man-made water bodies 5. Marinas 6. Shooting ranges 7. Ski runs, etc. 8. Tennis courts 9. Motorized recreation trails

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<b>General Agricultural (A4)</b> Min. Lot Size: 2 acres	<ol style="list-style-type: none"> <li>1. Single family housing – four lots or less in a five year period</li> <li>2. General agricultural</li> <li>3. Vegetable warehouses</li> <li>4. Greenhouses &amp; plant nurseries</li> <li>5. Roadside produce stands</li> <li>6. Ponds, excavations/extractions less than 30,000 sq. ft.</li> <li>7. Forestry management</li> <li>8. Fish and game management</li> <li>9. Temporary sawmills</li> <li>10. Temporary asphalt &amp; cement mixing plants</li> <li>11. Noncommercial stables &amp; riding arenas</li> <li>12. Home occupations and professional offices</li> <li>13. Utility and communication lines and towers</li> <li>14. Municipal buildings</li> <li>15. Parks, playgrounds, swimming pools, golf courses, tennis courts, picnic grounds and bathing beaches</li> <li>16. Signs with restrictions</li> <li>17. Accessory buildings and uses</li> <li>18. One semi tractor and/or trailer or commercial vehicle</li> </ol>	<ol style="list-style-type: none"> <li>1. Aircraft landing field, basin &amp; hanger</li> <li>2. Contractor's storage</li> <li>3. Kennels</li> <li>4. Medical, correctional, charitable institutions</li> <li>5. Migrant labor camps</li> <li>6. Mobile home parks</li> <li>7. Solid waste disposal site</li> <li>8. Shooting ranges</li> <li>9. Slaughterhouses</li> <li>10. Junk/wrecking yards</li> <li>11. Ponds, excavation/extractions greater than 30,000 sq. ft.</li> <li>12. Home occupations</li> <li>13. Dairies</li> <li>14. Fertilizer mixing plants</li> <li>15. Sawmills</li> <li>16. Asphalt/cement plants</li> <li>17. Dams, power plants, flowage area</li> <li>18. Bed &amp; breakfast establishment</li> <li>19. Two or more semi tractors and/or trailers or commercial vehicles</li> <li>20. Campgrounds</li> <li>21. Schools, churches, cemeteries</li> <li>22. Signs greater than six sq. ft.</li> <li>23. Creation of five or more residential lots</li> <li>24. Zoological centers</li> <li>25. Wildlife nature centers</li> <li>26. Private moto-cross tracks/trails</li> <li>27. Commercial stables and riding arenas</li> <li>28. Recreational/educational camps</li> </ol>
<b>Exclusive Agriculture (A1)</b> Min. Lot Size: 35 acres	<ol style="list-style-type: none"> <li>1. Beekeeping</li> <li>2. Cranberry production</li> <li>3. Dairy farming</li> <li>4. Floriculture</li> <li>5. Feedlots</li> <li>6. Poultry raising and egg production</li> <li>7. Livestock raising and pasture land</li> <li>8. Orchards</li> <li>9. Noncommercial stables</li> <li>10. Plant nurseries</li> <li>11. Raising of trees, fruits, nuts, &amp; berries</li> <li>12. Raising of grain, grass, mint &amp; seed crops</li> <li>13. Sod farming</li> <li>14. Vegetable raising</li> <li>15. Viticulture (vineyards)</li> <li>16. Forest products and tree farms</li> <li>17. Roadside stands – one/farm</li> <li>18. Ponds, excavation &amp; extractions less than 30,000 sq. ft.</li> <li>19. Temporary sawmills</li> <li>20. Lands not actively farmed</li> <li>21. Agriculturally related residences</li> <li>22. Accessory buildings and uses</li> <li>23. Agriculturally related signs</li> <li>24. Home occupations &amp; professional offices</li> <li>25. One semi tractor trailer and/or commercial vehicle</li> <li>26. Game and fish farms</li> <li>27. Single family residences on preexisting parcels less than 20 acres</li> </ol>	<ol style="list-style-type: none"> <li>1. Nonfarming residence</li> <li>2. Farm labor housing</li> <li>3. Housing for seasonal or migratory farm workers</li> <li>4. Livestock sales facilities</li> <li>5. Vet service for farms</li> <li>6. Commercial fish and fur farming</li> <li>7. Dairies</li> <li>8. Fertilizer mixing plant</li> <li>9. Greenhouses</li> <li>10. Land restoration</li> <li>11. Sewage disposal plant</li> <li>12. Landing fields</li> <li>13. Utility and commercial lines and stations</li> <li>14. Ponds greater than 30,000 sq. ft.</li> <li>15. Home occupations</li> <li>16. Two or more semi tractors trailers or commercial vehicles</li> <li>17. One residence per 35 acres</li> <li>18. Farm buildings less than 35 acres</li> </ol>

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<b>Primary Agricultural (A20)</b> Min. Lot Size: 20 acres	<ol style="list-style-type: none"> <li>1. Agriculturally related residences</li> <li>2. Non-Agriculturally related residences (with provisions)</li> <li>3. Preexisting residences</li> <li>4. Beekeeping</li> <li>5. Cranberry production</li> <li>6. Dairy farming</li> <li>7. Floriculture</li> <li>8. Fish and game management, including fish and game farms</li> <li>9. Greenhouses and plant nurseries</li> <li>10. Poultry raising and/or egg production</li> <li>11. Livestock raising and pasture lands (including, but not limited to beef, swine, sheep, goats, etc.)</li> <li>12. Orchards</li> <li>13. Noncommercial stables, riding arenas, equestrian trails and paddocks (small fields where horses are exercised)</li> <li>14. Plant nurseries</li> <li>15. Raising of tree fruits, nuts and berries</li> <li>16. Raising of grain, grasses, mint and seed crops</li> <li>17. Sod farming</li> <li>18. Vegetable raising</li> <li>19. Vegetable warehouses</li> <li>20. Viticulture (vineyards)</li> <li>21. Forest management, Christmas tree farms and sales</li> <li>22. Roadside stands not exceeding one per farm</li> <li>23. Ponds, excavations, and/or other extractions of less than 30,000 square feet...</li> <li>24. Temporary sawmills...</li> <li>25. Accessory buildings and uses</li> <li>26. Agriculturally related signs as specified in 7.1.6.3.1(B)(16)</li> <li>27. Home occupations and professional offices as specified in 7.1.6.2.1(B)(7) and (8)</li> <li>28. One semi-tractor/trailer or commercial vehicle per parcel</li> </ol>	<ol style="list-style-type: none"> <li>1. Non-farm residences as the result of farm consolidation</li> <li>2. Housing for farm laborers not permitted in the principal use section</li> <li>3. Housing for seasonal or migratory farm workers</li> <li>4. Livestock sales facilities</li> <li>5. Veterinary services for farm animals</li> <li>6. Commercial fish and fur farming</li> <li>7. Dairies</li> <li>8. Feedlots</li> <li>9. Fertilizer mixing plants</li> <li>10. Greenhouses</li> <li>11. Land restoration</li> <li>12. Sewage disposal plants</li> <li>13. Landing fields for agricultural purposes and for personal uses</li> <li>14. Utility and communication lines and towers including related structures</li> <li>15. Ponds greater than 30,000 square feet</li> <li>16. Home occupations...</li> <li>17. Two or more semi-tractor/trailers or commercial vehicles per parcel</li> <li>18. Kennels...</li> <li>19. Slaughterhouses...</li> <li>20. Sawmills</li> <li>21. Dams, power plants and flowage areas</li> <li>22. Signs greater than six square feet</li> <li>23. Commercial stables and riding arenas</li> </ol>
<b>Agricultural Transition (A2)</b> Min. Lot Size: 10 acres	<ol style="list-style-type: none"> <li>29. Any use allowed in the General Agricultural Zoning District</li> </ol>	<ol style="list-style-type: none"> <li>24. Any use listed as a special exception in the General Agricultural Zoning District</li> </ol>
<b>Low Density Agriculture (A3)</b> Min. Lot Size: 5 acres	<ol style="list-style-type: none"> <li>1. Any use allowed in the General Agricultural Zoning District</li> </ol>	<ol style="list-style-type: none"> <li>1. Any use listed as a special exception in the General Agricultural Zoning District</li> </ol>
<b>Neighborhood Commercial (C1)</b> Min. Lot Size: 20,000 sq. ft.  <b>Neighborhood Commercial (C1)</b> Continued	<ol style="list-style-type: none"> <li>1. All uses shall have a maximum floor area of 3,000 sq. ft.</li> <li>2. Bakery, meat market, frozen food storage</li> <li>3. Barber and beauty shops</li> <li>4. Beer and liquor stores</li> <li>5. Branch banks, savings and loans</li> <li>6. Drug stores</li> <li>7. Flower, garden, lawn shops</li> <li>8. Hardware and general merchandise stores</li> <li>9. Professional &amp; business offices excluding veterinary offices</li> <li>10. Repair shops</li> <li>11. Restaurants, cafes, no drive-in restaurants</li> <li>12. Retail grocery &amp; convenience goods, not disposing petroleum products or car washes</li> <li>13. Single family dwellings greater than 20 feet wide</li> <li>14. Accessory buildings and uses</li> <li>15. Signs with restrictions</li> <li>16. Bait shops</li> <li>17. Retail uses similar to above</li> </ol>	<ol style="list-style-type: none"> <li>1. Permitted uses greater than 3,000 sq. ft.</li> <li>2. Gas stations (no wrecking services, etc)</li> <li>3. Office uses</li> <li>4. Personal services</li> <li>5. Taverns</li> <li>6. Veterinary offices</li> <li>7. Bed and breakfast establishments</li> <li>8. Schools, churches and cemeteries</li> </ol>

DISTRICT	PERMITTED USES	SPECIAL EXCEPTIONS (Requires a public hearing and approval by the Board of Adjustment)
<b>Marina (C2)</b> Min. Lot Size: 20,000 sq. ft. (residential), no minimum all other uses	<ol style="list-style-type: none"> <li>1. Boat launching areas</li> <li>2. Boat liveries, boat storage and services</li> <li>3. Food, gift, notion &amp; variety stores</li> <li>4. Restaurants, drive-in services</li> <li>5. Bait and sporting goods and supplies</li> <li>6. Taverns</li> <li>7. Residence of owners or operators</li> <li>8. Accessory uses and buildings</li> <li>9. Signs</li> </ol>	NONE
<b>Commercial (C3)</b> Min. Lot Size: 20,000 sq. ft. (residential), no minimum all other uses	<ol style="list-style-type: none"> <li>1. All uses shall have a maximum floor area of 15,000 sq. ft.</li> <li>2. Residences attached to businesses</li> <li>3. All uses permitted in marina district</li> <li>4. Art shops, antique shops</li> <li>5. Bakery employing not over five persons</li> <li>6. Bank, savings and loan and other financial institutions</li> <li>7. Barber shop, beauty parlors</li> <li>8. Book &amp; stationery stores, newsstands</li> <li>9. Bowling alleys</li> <li>10. Bus depots</li> <li>11. Business and professional offices</li> <li>12. Clothing, department, shoe stores, shoe repair shops</li> <li>13. Clubs and lodges</li> <li>14. Drug store, soda fountain, soft drink stands</li> <li>15. Florist shop, greenhouses</li> <li>16. Food products (retail)</li> <li>17. Funeral homes</li> <li>18. Furniture stores, appliances, office equipment, upholstery</li> <li>19. Hardware, household, appliances, plumbing, heating, electrical supplies &amp; sporting goods</li> <li>20. Hotel, motel</li> <li>21. Jewelry stores</li> <li>22. Laundry, cleaning and dyeing establishments</li> <li>23. Music, radio and television stores, record shops</li> <li>24. Paint store, interior decorator</li> <li>25. Parking lot</li> <li>26. Photographer, photography supply shops</li> <li>27. Printing and duplicating</li> <li>28. Private vocational schools, conducted for profit</li> <li>29. Public utility office or substation, telephone exchanges</li> <li>30. Radio and television broadcasting studio, tower mast or aerial, microwave radio relay structure</li> <li>31. Restaurants, cafés, taverns</li> <li>32. Signs, billboards, sign painting shops</li> <li>33. Theaters, except drive-in theaters</li> <li>34. Other retail uses similar in character to above</li> <li>35. Manufacturing or storage in connection with any of the above uses</li> <li>36. Mini-warehousing</li> <li>37. Sports complexes</li> </ol>	<ol style="list-style-type: none"> <li>1. Permitted uses greater than 15,000 sq. ft.</li> <li>2. Animal hospital, pet shops, veterinarians</li> <li>3. Dance halls, skating rinks</li> <li>4. Feed and seed stores</li> <li>5. Go-kart and other similar race tracks</li> <li>6. Lumber yards</li> <li>7. Bed and breakfast establishment</li> <li>8. Gas stations, garages and vehicular towing services</li> <li>9. Car washes, whether independently operated or part of a convenience store</li> </ol>

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<b>Highway Commercial (C4)</b> Min. Lot Size: 20,000 sq. ft.	<ol style="list-style-type: none"> <li>1. Autos, trucks, farm vehicles/implements, sales repair</li> <li>2. Bowling alleys, dance halls</li> <li>3. Bus and truck terminals</li> <li>4. Contractor business &amp; storage yards</li> <li>5. Drive-in theaters</li> <li>6. General farming</li> <li>7. Greenhouses, landscaping contractors</li> <li>8. Hotels, motels</li> <li>9. Lumber yards</li> <li>10. Modular, manufactured, mobile home &amp; recreational vehicle storage &amp; sales</li> <li>11. Public and municipal buildings</li> <li>12. Restaurant, taverns and drive-in restaurants</li> <li>13. Shopping centers, malls</li> <li>14. Signs with restrictions</li> <li>15. Residence attached to business</li> <li>16. Utility, substation, transmission lines</li> <li>17. Warehousing</li> <li>18. Accessory buildings and uses</li> <li>19. Off premise signs not to exceed 300 sq. ft.</li> </ol>	<ol style="list-style-type: none"> <li>1. Business services</li> <li>2. General retail uses</li> <li>3. Mobile home parks</li> <li>4. Signs with restrictions</li> <li>5. Professional offices</li> <li>6. Transient trailer parks and campgrounds</li> <li>7. Race tracks</li> <li>8. Off premises signs greater than 200 sq. ft.</li> <li>9. Gas stations, garages and vehicular towing services</li> <li>10. Car washes</li> <li>11. Sports complexes</li> </ol>
<b>Industrial (I)</b> Min. Lot Size: 20,000 to 28,000 sq. ft. depending on number of families (residential), no minimum all other uses.	<ol style="list-style-type: none"> <li>1. All uses shall be a special Exception accessory uses to the main building or permitted use</li> </ol>	<ol style="list-style-type: none"> <li>1. All other uses</li> </ol>
<b>All District except A1, Exclusive Agricultural</b>		<ol style="list-style-type: none"> <li>1. Cemeteries</li> <li>2. Fire and police stations</li> <li>3. Hospitals and clinics (excluding veterinary)</li> <li>4. Institutions</li> <li>5. Private clubs or lodges</li> <li>6. Public utility buildings, structures and lines</li> <li>7. Railroad sidings and structures</li> <li>8. Sewage disposal plants</li> <li>9. Recreational trails</li> </ol>

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