Explanation of Zoning Classification

The following page has been extracted from the

General Code of Ordinances for Marathon County
Chapter 17

Zoning Code

For more detailed information; please refer to that document.
Available online at
http://www.co.marathon.wi.us/docs/zon/pdf/zonecode.pdf

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17.40 DISTRICTS AND MAPS

(1) Zoning Districts.

For the purpose of determining separation of uses, the RS-1/20, RS-1/40, RS-2, RM, RP, RR, RR/M, RE and RE/M are all considered to be residential districts. In A-1, A-2, A-3, A-3-M, A-4, and A-4-M when the principal structure is a residence the parcel shall be treated as a residential parcel for all use determinations. When the principal structure is a farm structure, such as the main barn on a dairy farm, the parcel shall be treated as an ag parcel for all use determinations. The lands of the unincorporated areas of the County may be divided into the following districts:

CV Conservancy District
RS-1/20, RS-1/40 Single Family Residence District
RS-2 Single Family Residence District
UV Unincorporated Village District
RR & RR/M Rural/Residential & RE & RE/M Rural/Estate Districts
RM Multiple Family Residence District
RP Planned Development Residence District
A-1, A-2 /1, /2, /5, /9 Agricultural Districts
A-3 & A-3-M Exclusive Agricultural Districts
A-4 & A-4-M Agricultural Transition Districts
A-O Exclusive Agricultural Overlay District
RC Recreation District
C-1 Commercial District
M-1 Light Industrial and Office District
M-2 Heavy Industrial District
HI Highway Corridor and Interchange Overlay District
WP Wellhead Protection Overlay District
FW, FF & GFP Floodplain Overlay Districts
SW Shoreland-Wetland Overlay District

(2) Maps.

These districts are shown upon the maps of the Towns of this County, designated as the "Zoning Maps of Marathon County, Wisconsin" and as such maps are prepared and adopted by the towns coming under this chapter, they thereby become a part of this chapter. All notations, references and other information shown upon the zoning maps of the towns shall be as much a part of this chapter as if the matter and the things set forth by the maps were fully described herein.

(3) Boundaries Of Districts, Except For The Various Flood And Shoreland-Wetland Boundaries.

In unsubdivided property, unless otherwise indicated on the map, the district boundary lines are the centerlines of streets, highways, railroads, section lines, quarter-section lines, quarter-quarter lines, quarter- quarter-quarter lines or such lines extended or connected. Where not otherwise indicated on the map, it is intended that the district boundary line be measured at right angles to the nearest highway right-of-way line and be not less than 300' in depth.

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