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Chapter 17.201

Zoning Districts

Section 17.201.01 ZONING DISTRICTS

In order to classify, regulate, and restrict the location of trades, residences, recreation, and other land uses and the location of buildings, designed for special uses, to regulate and limit the height, bulk, number of stories, and size of buildings and other structures hereafter erected or altered, to regulate and limit the amount of lot area which may be occupied, setback lines, size of yards, courts, and other open spaces within and surrounding such buildings, the density of population, the incorporated territory of Marathon County, Wisconsin is hereby divided into zone districts. All such regulations are uniform for each building, structure or use within each zone district

The county is divided into zoning districts as follows:

Table 1. Zoning Districts Established

General Zoning Districts		Special Purpose Zoning Districts	
U-R	Urban Residential District	M-H	Manufactured /Mobile Home Park District
L-D-R	Low Density Residential District	HWY	Highway Corridor and Interchange Overlay District
R-R	Rural Residential District	W-P	Wellhead Protection Overlay District
R-E	Rural Estate District	F-P	Farmland Preservation District
G-A	General Agriculture District	A-A-P	Airport Approach Protection
C-V/R-C	Conservancy and Recreation District		
N-C	Neighborhood Commercial District		
C	Commercial Regional District		
B-R	Business Regional District		
L-I	Light Industrial, Research, and Office District		
H-I	Heavy Industrial District		

Section 17.201.02 ZONING DISTRICTS MAP

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.

- A. The districts and their boundary lines are indicated upon a map entitled "Zoning Districts Map of the County of Marathon, Wisconsin" which map is part of this Zoning Ordinance. The Zoning Districts Map together with all notations, references, and other matters shown thereon are hereby declared a part of this Zoning Ordinance.
- B. The original or master of such Zoning Districts Map shall be retained in County of Marathon, Wisconsin Conservation, Planning and Zoning Department, maintained current with amendments and be available to the public.

Section 17.201.03 INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the Zoning Districts Map, the following rules shall apply:

- A. **Where Boundaries Approximately Follow Streets, Alleys, or Highways.** Where district boundaries are indicated as approximately following the center line or right-of-way lines of streets, the center line or alley