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Additions noted by underline; deletions noted by ~~strikethrough~~

Article 2 and Article 10 Definitions remain the same except:

- 9.24 RESIDENTIAL AND FARMING (DISTRICT 4) (#1-2005,11-2008))
- RESIDENTIAL AND RETAIL (DISTRICT 14) (#19-2001, 65-2002, & 83- 2003)

4. Conditional Uses

o. Transfer station(s)

- 9.26 BUSINESS B-1 AND B-2 (DISTRICTS 6 AND 7) (#19-2001,83-2003,1-2005 & 28-2005,11-2008, 7-2009, 4-2011,3-2017)

B. BUSINESS B-2 (DISTRICT 7)

3. Conditional Uses

g. Transfer station(s)

- 9.27 MANUFACTURING AND INDUSTRIAL (DISTRICT 8) (#19-2001, 14-2008)

D. Conditional Uses

4. Transfer station(s)

**Article 10 – Definitions**

**Transfer Station:** A transfer station is a facility where solid waste is temporarily held, sorted, and then reloaded onto larger vehicles for transport to a final disposal site.

The County Clerk shall, within seven (7) days after adoption of Ordinance Amendment #09-2024 by the Oneida County Board of Supervisors, cause a certified copy thereof to be transmitted by mail to the Town Clerks of Oneida County and the Wisconsin Department of Natural Resources.

Approved for presentation to the County Board by the Planning and Development Committee this 28<sup>th</sup> day of May, 2025.

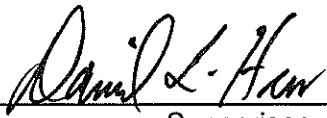
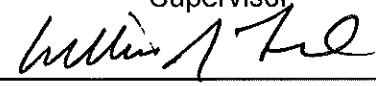
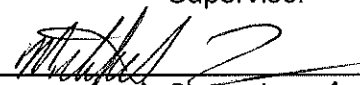

Consent Agenda Item:  YES  NO

Vote Required: Majority =  2/3 Majority =  3/4 Majority =

The County Board has the legal authority to adopt: Yes  No  as reviewed by the Corporation Counsel, \_\_\_\_\_, Date: 6.5.25

Offered and passage moved by: [Signature] \_\_\_\_\_  
Supervisor

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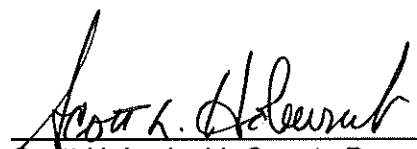
  
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17 Ayes  
0 Nays  
4 Absent (1 vacant)  
0 Abstain  
X Enacted

by the County Board of Supervisors this 17 day of June, 2025.

\_\_\_\_ Defeated

  
\_\_\_\_\_  
Tracy Hartman, Clerk

  
\_\_\_\_\_  
Scott Holewinski, County Board Chair

**Resolution # 35 - 2025 / Ordinance Amendment # 09 - 2024**

Supervisors	AYE	NAY	ABS	ABSTAIN
Hess	X			
Ives	X			
Fried	X			
Newman	X			
Harris	X			
Fisher	—		X	
Jensen	X			
Sorgel	X			
Lopez	X			
Condado	X			
Oettinger	X			
Tauges	X			
Almekinder	X			
Hanus	—		X	
Showalter	—		X	
Cushing	X			
Briggs	X			
<i>Vacant</i>	—		X	
Schreier	X			
Schultz	X			
Holewinski	X			
<b>Totals</b>	<b>17</b>		<b>4</b>	
TAGS				

**Resolution # 35 – 2025 / Ordinance Amendment # 09 – 2024:**  
 Offered by the Supervisors of the Planning and Development Committee to amend Chapter 9, Article 2, Sections 9.24 (Residential and Farming and Residential and Retail), 9.26 (Business B-1 and B-2), and 9.27 (Manufacturing and Industrial), and Article 10 Definitions.

MAY 28 2025

ONEIDA COUNTY CLERK

CHAPTER 9

ARTICLE 2 – ZONING DISTRICTS

Section 9.21 Forestry 1-A, 1-B, and 1-C;

Section 9.22 Single Family Residential (District 2);

Section 9.23 Multiple Family Residential (District 3);

Section 9.24 Residential and Farming (District 4);

Residential and Retail (District 14);

Section 9.25 Recreational (District 5);

Section 9.26 Business B-1 and B-2 (Districts 6 and 7);

Section 9.27 Manufacturing and Industrial (District 8);

Section 9.29 Rural Residential (District 15); and

Appendix A

Additions noted by underline; deletions noted by ~~strikethrough~~

9.21 FORESTRY DISTRICTS 1-A, 1-B, and 1-C (Amended #14-2001,19-2001, 07-2004, 14-2008)

A. DISTRICT 1-A FORESTRY

1. Purpose

The purpose of the District 1-A Forestry is to protect the integrity of the county's forested lands by preserving such land in a relatively natural state. Any human habitation is intended to be limited in duration and seasonal in nature, not year round. It is not intended, for example, that services such as snow plowing or school busing would be provided in this district. Since forest, wildlife, water and minerals are the chief resources to be developed in District 1-A Forestry, no building, land or premises shall be used except for one or more of the specified uses listed below. Year-round dwellings, principal residences, or uses requiring year-round dwellings are prohibited.

3. Permitted Uses

- a. Silviculture
- b. Portable sawmills and debarking operations
- c. Growing and harvesting of any wild crop such as wild rice, ferns, mosses, berries, mushrooms, tree fruits and seeds, and marsh hay
- d. Fire detection and control structures
- e. Agriculture, including animal and poultry husbandry, bee-keeping, dairying and grazing, field crops, orchards, or horticulture
- f. Seasonal dwelling
- g. Private parks and playgrounds
- h. Wilderness and recreational uses
- i. Historical markers
- j. Mobile service support structures and facilities pursuant to Section 9.54

k. Metallic mineral exploration and nonferrous metallic mineral mining pursuant to Section 9.61

5. Conditional Uses

- a. Hydroelectric dams and power plants
- b. Aircraft landing fields
- c. Non-portable sawmills and debarking operations
- d. Metallic mineral exploration
- e. Non-metallic nonmetallic mining
- f. Governmental uses
- g. Campgrounds and golf grounds
- h. Structures used in communications subject to section 9.54
- i. h. Flowage areas, transmission lines and substations

B. DISTRICT 1-B FORESTRY

1. Purpose

The purpose of District 1-B Forestry is to protect the integrity of the county's forested lands by preserving such land in a relatively natural state. Since forest, wildlife and water are the chief resources to be developed in District 1-B Forestry, no building, land or premises shall be used except for one or more of the specified uses listed below.

2. Permitted Uses

- a. Silviculture
- b. Portable sawmills and debarking operations
- c. Growing and harvesting of any wild crop such as wild rice, ferns, mosses, berries, mushrooms, tree fruits and seeds, and marsh hay
- d. Fire detection and control structures
- e. Agriculture, including animal and poultry husbandry, beekeeping, dairying and grazing, field crops, orchards, or horticulture
- f. Seasonal dwelling
- g. Private parks and playgrounds
- h. Wilderness and recreational uses
- i. Historical markers
- j. Year-round dwellings
- k. Mobile service support structures and facilities pursuant to Section 9.54

4. Conditional Uses

- a. Hydroelectric dams and power plants
- b. Aircraft landing fields
- c. Non-portable sawmills and debarking operations
- d. Governmental uses
- e. Campgrounds and golf grounds
- f. Structures used in communications subject to section 9.54
- g. f. Flowage areas, transmission lines and substations

C. DISTRICT 1-C FORESTRY

## 1. Purpose

The purpose of District 1-C Forestry is to protect the integrity of the county's forested lands by preserving such land in a relatively natural state. Since forest, wildlife and water are the chief resources to be developed in District 1-C Forestry, no building, land or premises shall be used except for one or more of the specified uses listed below.

## 2. Permitted Uses

- a. Single family dwellings, including long-term family rental and lease arrangements requiring a 30 consecutive day minimum length of stay
- b. Seasonal dwelling
- c. Year-round dwellings
- d. Community and other living arrangements as allowed by Sec. 59.69, Wis. Stats. that are properly licensed by the appropriate state agency and that have the capacity for eight or fewer persons
- e. Silviculture
- f. Gardens and greenhouses for home use
- g. Historical markers
- h. Growing and harvesting of any wild crop such as wild rice, ferns, mosses, berries, mushrooms, tree fruits and seeds, and marsh hay
- i. Stabling of one horse per 10 acres for owner's or tenant's exclusive use only
- j. Mobile service support structures and facilities pursuant to Section 9.54**

## 9.22 SINGLE FAMILY RESIDENTIAL (DISTRICT 2) (#08-2000, 19-2001, 83-2003 & 11-2004, 14-2008)

### A. Purpose

The purpose of the Single Family Residential District is to provide an area of quiet seclusion for families. This is the county's most restrictive residential zoning classification. Motor vehicle traffic should be infrequent and people few.

### B. Permitted Uses

1. Single family dwellings, including long-term single-family rental and lease arrangements requiring a 30 consecutive day minimum length of stay.
2. Community and other living arrangements as allowed by sec. 59.69, Wis. Stats., that are properly licensed by the appropriate state agency and that have the capacity for eight or fewer persons.
3. Silviculture
4. Gardens and greenhouses for home use
5. Historical markers
6. Growing and harvesting of any wild crop such as wild rice, ferns, mosses, berries, mushrooms, tree fruits and seeds, and marsh hay.
7. An accessory structure may be constructed on a vacant unimproved lot but only in conformity with Section 9.20(E).
- 8. Class I and Class II Collocations pursuant to Section 9.54**

D. Conditional Uses

7. Mobile service support structures pursuant to Section 9.54

9.23 MULTIPLE FAMILY RESIDENTIAL (DISTRICT 3) (#19-2001, 83-2003, 11-2004, 28-2005, & 18-2006)

A. Purpose

The purpose of the Multiple Family Residential District is to provide for multi-family dwellings in an environment of quiet seclusion for families, with other permitted uses restricted to those directly benefiting the area residents.

B. Permitted Uses

1. All the permitted uses of District 2 Single Family Residential
2. An accessory structure may be constructed on a vacant unimproved lot but only in conformity with Section 9.20(E).
- ~~3. No permitted uses shall be reviewed or approved involving Multiple Family Dwelling units during the term of this amendment involving property in the Town of Newbold in Oneida County. This moratorium shall be in effect upon passage and publication for a maximum period of 180 days.~~
3. Mobile service support structures and facilities pursuant to Section 9.54

D. Conditional Uses

1. All the conditional uses of District 2 Single Family Residential
2. Hospitals, sanitariums, clinics, convalescent and nursing homes but not including correctional institutions
3. Community living arrangements with 16 or more residents
4. Multiple family dwellings consisting of 5 or more units
5. Golf grounds
6. Pre-existing, licensed resorts, hotels, motels and tourist rooming houses, individual unit replacements or expansions consistent with the number and/or square footage permitted under Appendix A.
- ~~7. No conditional uses shall be reviewed or approved involving Multiple Family Dwelling units during the term of this amendment involving property in the Town of Newbold in Oneida County. This moratorium shall be in effect upon passage and publication for a maximum period of 180 days.~~

9.24 RESIDENTIAL AND FARMING (DISTRICT 4) (#1-2005,11-2008))  
RESIDENTIAL AND RETAIL (DISTRICT 14) (#19-2001, 65-2002, & 83- 2003)

A. RESIDENTIAL AND FARMING (DISTRICT 4)

1. Purpose

The purpose of the Residential and Farming District is to provide an area for residential, limited commercial and agricultural development in a rural atmosphere.

2. Permitted Uses

- a. All the permitted uses of District 3 Multiple Family Residential
- b. The keeping of personal livestock and poultry, hobby farms, horses
- c. Sale of farm produce provided the produce is raised or produced on the same premises, and the erection of structures required in connection therewith
- d. Mobile service support structures and facilities pursuant to Section 9.54

#### 4. Conditional Uses

- a. All the conditional uses of District 3 Multiple Family Residential
- b. Commercial agriculture, horticulture and farming operations
- c. Commercial stables or riding academies
- d. Airports and landing fields
- e. Mobile home, manufactured home and house trailer parks, only in accordance with the provisions of section 9.52, and provided they otherwise comply with this ordinance
- f. Schools
- g. Trap and skeet shooting and rifle, pistol, and archery ranges
- h. Contractor storage yards
- i. Retail or wholesale business
- j. Non-metallic nonmetallic mining
- ~~k. Metallic mineral exploration~~
- l. Dog kennels and/or cat boarding facilities
- m. Animal shelters, as defined in Wis Stats., 173.40(c).
- n. Wildlife rehabilitation centers pursuant to Wis. Administrative Code NR19 or facilities subject to a federal permit
- o. Veterinary clinics or animal hospitals
- ~~p. Structures used in communications subject to Section 9.54~~

#### B. RESIDENTIAL AND RETAIL (DISTRICT 14)

##### 1. Purpose

The purpose of the Residential and Retail District is to provide an area for single family dwellings, multiple family developments, farming, and retail / wholesale businesses.

##### 2. Permitted Uses

- a. All the permitted uses of District 3 Multiple Family Residential
- b. Sale of farm produce provided the produce is raised or produced on the same premises and the erection of structures required in connection therewith
- c. Private riding stables (non-commercial) for owner's use, accessory to Residential dwellings
- d. An accessory structure may be constructed on a vacant unimproved lot but only in conformity with Section 9.20(E).
- e. Mobile service support structures and facilities pursuant to Section 9.54

A. Purpose

The purpose of the Recreational District is to provide an area for the orderly and attractive grouping of recreational oriented service establishments as well as encouraging the maintenance and enjoyment of the county's natural resources.

B. Permitted Uses

1. All the permitted uses of District 3 Multiple Family Residential
2. Personal stables, not to exceed more than 1 animal/head of livestock per acre.
3. Mobile service support structures and facilities pursuant to Section 9.54

9.26 BUSINESS B-1 AND B-2 (DISTRICTS 6 AND 7) (#19-2001,83-2003,1-2005 & 28-2005,11-2008, 7-2009, 4-2011,3-2017)

A. BUSINESS B-1 (DISTRICT 6)

1. Purpose

The purpose of the Business District (B-1) is to provide an area for general retail and commercial business use.

2. Permitted Uses

Subject to section 9.26(A)(4)(c) below, the following are permitted uses in the Business District (B-1):

- a. All the permitted uses of District 3 Multiple Family Residential
- b. Any retail business use to the extent lawfully existing and operating in District B-1 on the effective date of this ordinance
- c. Any office, professional and service use customary in a business district to the extent lawfully existing and operating in District B-1 on the effective date of this ordinance
- d. Any amusement enterprise uses such as theaters, bowling and amusement parlors to the extent lawfully existing and operating in District B-1 on the effective date of this ordinance
- e. Warehouses accessory to retail or service establishments
- f. Mobile service support structures and facilities pursuant to Section 9.54

4. Conditional Uses

- a. All the conditional uses of District 3 Multiple Family Residential.
- b. Any new amusement enterprise such as theaters, bowling and amusement parlors, that do not have a drive-through or drive-in component and do not have any outdoor operations (other than customer or employee parking)
- c. Any retail business, office, professional or service establishment that involves a drive-through or drive-in component or has any outdoor operations (other than customer or employee parking)
- d. Mall and multi-tenant buildings.

- e. Hotels, motels, and resorts (with 5 or more units).
- f. Any permitted use or administrative review use in this district, which is located on property adjacent to or across the street from a residential district.
- g. Dog kennel and/or cat boarding facilities.
- h. Animal shelters, as defined in Wis. Stats., 173.40(c).
- i. Wildlife rehabilitation centers pursuant to Wis. Administrative Code NR19 or facilities subject to a federal permit.
- j. Veterinary clinics or animal hospitals.
- ~~k. Communication structures located on existing government structures, or on existing sanitary district owned facilities.~~
- ~~l. Co location on a legal pre-existing communication structure.~~
- k. Multi-tenant use involving an existing building with 5 or more units.
- l. Heliport associated with a licensed health care facility.

## B. BUSINESS B-2 (DISTRICT 7)

### 1. Purpose

The purpose of the Business District (B-2) is to provide an area for some additional types of commercial businesses than those allowed in Business District (B-1).

### 3. Conditional Uses

- a. All the conditional uses of Business District (B-1)
- b. Any permitted use or administrative review use in this district, which is located on property adjacent to a residential district
- c. Mall and multi-tenant buildings
- d. Hotels, motels, and resorts (with 5 or more units)
- e. Mobile home, manufactured home and house trailer parks, only in accordance with the provisions of section 9.52 and provided they otherwise comply with this ordinance
- f. Light industry
- ~~g. Structures used in communications subject to Section 9.54~~

## 9.27 MANUFACTURING AND INDUSTRIAL (DISTRICT 8) (#19-2001, 14-2008)

### A. Purpose

The purpose of the Manufacturing and Industrial District is to provide an area for manufacturing and industrial operations that, on the basis of their physical and operational characteristics, would achieve desirable economic benefits for the community while at the same time not producing unreasonably detrimental impacts to the surrounding area such as noise, dirt, smoke, odor, traffic, physical appearance or other similar factors.

### B. Permitted Uses

Subject to section 9.27(D)(2) below, the following are permitted uses in the Manufacturing and Industrial District:

1. Any permitted use, administrative review use or conditional use of District 1 Forestry except seasonal dwellings, which are not permitted
2. Any existing trade or industry
3. Mobile service support structures and facilities pursuant to Section 9.54
4. Metallic mineral exploration and nonferrous metallic mineral mining pursuant to Section 9.61

#### D. Conditional Uses

1. All the conditional uses of District 4 Residential and Farming, except mobile home parks, manufactured home parks and house trailer parks and dwelling units of any kind whether year-round or seasonal are not allowed.
2. Any permitted or administrative review uses in this district, which are located on property adjacent to a residential district.
3. Any new trade or industry use not located adjacent to a residential district.
4. ~~Metallic mineral exploration.~~

### 9.29 RURAL RESIDENTIAL (DISTRICT 15) (#19-2001, & 83-2003)

#### A. Purpose

The purpose of the Rural Residential District is to establish and preserve residential characteristics in outlying areas of Oneida County. This is a low density residential area, requiring large open spaces, while at the same time preserving, protecting and enhancing woodlands, wildlife habitat areas, and other related scenic and natural areas.

#### B. Permitted Uses

1. All the permitted uses and all the conditional uses of District 2 Single Family Residential
2. Horticulture, silviculture, all non-commercial types of agriculture, provided no more than 1 head of livestock or 10 poultry birds per acre are raised
3. Private riding stables (non-commercial) for owner's use, accessory to Single Family Residential dwellings
4. Sale of farm produce, provided the produce is raised or produced on the same premises, and the erection of structures required in connection therewith.
5. An accessory structure may be constructed on a vacant unimproved lot but only in conformity with Section 9.20(E).
6. Mobile service support structures and facilities pursuant to Section 9.54.