

**Door County Resource Planning Committee
Proposed Door County Comprehensive Zoning Ordinance text amendments**

Note: All proposed changes are in red font. The "overstrike" function indicates text to be deleted.

Amendments regarding uses of residential lots in conservation subdivisions

Delete and recreate section 6.02(4)(b), and add sections (c) and (d) as shown below.

6.02 General requirements.

(4) Individual residential lots, uses, and structures.

~~(b) The only residential uses allowed shall be single family residences, secondary dwelling units, or duplexes. Duplexes are only allowed provided they are allowed in the applicable zoning district. Individual residential lots, uses, and structures within a conservation subdivision shall not be converted to or used for any nonresidential use, except for home offices/studios, home occupations, home businesses, family day care homes, or utility facilities – type A provided those uses comply with regulations elsewhere in this ordinance. A restrictive agreement shall be recorded to this effect.~~

(b) Residential uses allowed shall be single family residences, secondary dwelling units, duplexes, or existing manufactured homes. New duplexes are only allowed provided they are allowed in the applicable zoning district. New manufactured homes shall not be allowed.

(c) Utility facilities – type A may be permitted on the individual residential lots. Other non-residential uses that may be permitted, in conjunction with one of the residential uses listed in par. (b), are home offices/studios, home occupations, home businesses, family day care homes, agriculture, and private riding stables. These nonresidential uses are only allowed provided they comply with all regulations elsewhere in this ordinance and are allowed in the applicable zoning district.

(d) A restrictive agreement shall be recorded to the effect that the individual residential lots, uses, and structures listed in par. (b) shall not be converted to or used for any nonresidential use not listed in par. (c).

Sub-section (b) as rewritten would allow for an existing manufactured home to be separated off onto one of the smaller residential lots of a conservation subdivision. No new manufactured homes would be allowed, even to replace the original.

Sub-section (c) contains much of what is currently in sub-section (b), but makes one change: agriculture or private riding stables would be allowed on the residential lots in a conservation subdivision, if those uses are allowed in the district and can meet all other requirements.

Sub-section (d) provides a more detailed explanation of the restrictive agreement which is already required for the residential lots in a conservation subdivision.