

**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.

Amendment regarding treatment of site condominium units

Amend DCCZO 3.04(4) to read as follows:

(4) Except for multiple occupancy developments, only one single family residence, one duplex, or one manufactured home shall be permitted on a lot **or a site condominium unit, as defined by the county land division ordinance.**

The creation of a “site condominium”, with units which mimic lots in every way except for type of ownership, has been allowed by the county in its land division ordinance for nearly 20 years. This zoning ordinance provision has not, however, since being amended ten years ago (for other purposes), recognized those site condominium units as being equivalent to traditional lots. The process to create site condominium units is the same under the county’s land division ordinance as it is for traditional land divisions, and the resultant lots units should be viewed the same way.