

“P” a use requiring a permit	“SR” a shoreland residential district
“CU” a use requiring a conditional use permit	“RR” means a rural residential district
“I” an interim use	“AG” means agricultural district
“A” a use is allowed without a permit but may require performance standards	“C” means a commercial district
“N” not allowed--a prohibited use	“WC” means a water-oriented commercial district
	“SP” means a special protection district
	“FM” means a forest management district
	“PP” means a public and parks district

USE	SR	RR	AG	C ¹	CMU ²	WC	SP	FM	PP
Accessory Structures	P	P	P	CU	CU	P	P	P	P
Adult Use	N	N	N	CU	N	N	N	N	N
Agricultural Use-- Farm buildings (barns, silo, hay shed, etc.)	N	P	P	N	N	N	N	N	N
Agricultural Use-- Crop growing and harvesting	N	A	A	N	N	N	N	N	N
Agricultural Use-- Livestock, poultry use, including related buildings	N	A	A	N	N	N	N	N	N
Animal breeding and boarding facility	N	N	P	N	N	N	N	N	N
Animal Feedlot	N	N	CU	N	N	N	N	N	N
Auto body shop	N	N	N	CU	N	N	N	N	N
Auto Service Shop (with major repairs)	N	N	N	CU	N	N	N	N	N
Auto Sales	N	N	N	CU	N	N	N	N	N
Auto Salvage Yard	N	N	N	N	N	N	N	N	N
Bank/financial institution	N	N	N	CU	CU	N	N	N	N
Beauty/barber shop	N	N	N	CU	CU	N	N	N	N
Bed and Breakfast/Boarding House	I	I	I	N	N	N	N	N	N
Bowling Lanes	N	N	N	CU	N	N	N	N	N
Business or professional offices	N	N	N	CU	CU	N	N	N	N
Camps, Transient or Church	I	I	I	N	N	I	N	N	N
Campground	N	CU	CU	N	N	CU	N	N	N
Car Wash, Commercial	N	N	N	CU	N	N	N	N	N
Cement/asphalt/redi-mix sales	N	N	N	N	N	N	N	N	N
Cemetery	N	CU	CU	N	N	N	N	N	CU
Church	N	CU	CU	N	N	N	N	N	N
Community Recreation Center	N	CU	CU	CU	CU	CU	N	N	CU
Contractor Shop (ie. Plumber/Electrician - without retail sales)	N	CU	CU	CU	N	N	N	N	N
Convenience store—with or without fuel sales	N	N	N	CU	CU	CU	N	N	N
Day Care Centers	N	N	N	CU	CU	N	N	N	N
Day Care Home	I	I	I	N	N	N	N	N	N
Deck or Patio	P	P	P	CU	CU	P	P	P	P
Demolition Landfill	N	N	N	N	N	N	N	N	N
Dirt Moving-less than 10 cu.yds. (Shore Impact Zones 1 & 2)	P	P	P	N	N	P	P	P	P
Dirt Moving > 10 cu. yds.(Shore Impact Zones 1 & 2)	CU	CU	CU	N	N	CU	CU	CU	CU
Dirt Moving <50 cu.yds. (Shoreland District--Rear Lot Zone & Non-Shoreland Districts)	P	P	A	CU	CU	P	CU	CU	CU

¹ Amended 11/9/21

² Amended 6/8/21& 11/9/21

Dirt Moving >50 cu. Yds. (Shoreland District--Rear Lot Zone & Non-Shoreland Districts)	CU	CU	CU	CU	CU	CU	CU	CU	CU
Drive In Restaurant	N	N	N	CU	CU	CU	N	N	N
USE	SR	RR	AG	C	CMU	WC	SP	FM	PP
Driveway ³	P	P	P	P	P	P	P	P	P
Dwelling, Duplex	CU	CU	CU	N	CU	N	N	N	N
Dwelling, Multiple Family	N	CU	N	N	CU	N	N	N	N
Dwelling, Single Family	P	P	P	N	CU	N	P	P	N
Dwelling, Single-Family Associated with Commercial Use	N	CU	CU	CU	CU	CU	N	N	N
Energy system, renewable (i.e. solar collectors and wind generators under 50KW)*	CU	CU	CU	CU	CU	CU	CU	CU	CU
Extractive Use	N	N	I	N	N	N	N	N	N
Forest Land Conversion	N	CU	CU	N	N	N	N	CU	N
Forest Management (with BMP) ⁴	P	P	P	CU	CU	P	P	P	P
Gas Station (with or without minor repairs)	N	N	N	CU	CU	CU	N	N	N
Golf Course	N	CU	N	CU	N	N	N	N	N
Golf—Miniature	N	N	N	CU	CU	CU	N	N	N
Government Buildings	N	N	N	CU	CU	N	N	N	CU
Greenhouse/Nursery—Commercial	N	N	CU	CU	CU	N	N	N	N
Group Care Facility	N	CU	CU	N	N	N	N	N	N
Guest Cottage/Guest Quarters	P	P	P	N	N	N	N	N	N
Home business	I	I	I	N	I	N	I	I	N
Home occupation	A	A	A	N	CU	N	A	A	N
Hotel/Motel	N	N	N	CU	CU	CU	N	N	N
Liquor Sales, On-Sale	N	N	N	CU	CU	CU	N	N	CU
Laundromat	N	N	N	CU	CU	N	N	N	N
Long-Term Care Facility	N	CU	CU	N	CU	N	N	N	N
Lumber Yard Warehouse/Sales	N	N	N	CU	N	N	N	N	N
Manufactured Home Park (PUD)	CU	CU	CU	N	CU	N	N	N	N
Manufacturing/Assembly, Limited	N	N	N	CU	N	N	N	N	N
Medical Clinic	N	N	N	CU	CU	N	N	N	N
Mining of Metallic Minerals and Peat	N	N	I	N	N	N	N	I	N
Mobile Food Unit, Placement of ⁵	N	N	N	P	P	N	N	N	P
Outdoor seasonal sales	N	I	I	I	I	I	N	N	I

³ Amended 2/14/23

⁴ Amended 9/10/19

⁵ Amended 2/13/24

Packaging/Warehouse	N	N	N	CU	N	N	N	N	N
Parks and Historic Sites	P	P	P	CU	CU	P	P	P	CU
Private clubs and lodges	N	N	N	CU	CU	CU	N	N	N
Public Beach	N	N	N	N	N	P	N	N	CU
Public Parking	N	N	N	CU	CU	CU	N	N	P
USE	SR	RR	AG	C	CMU	WC	SP	FM	PP
Planned Unit Development (PUD), Commercial	N	N	N	CU	CU	N	N	N	N
Planned Unit Development (PUID), Mixed Use	N	N	N	N	CU	N	N	N	N
Planned Unit Development (PUD), Residential	CU	CU	CU	N	CU	N	N	N	N
Recreational Vehicle, Placement of (not in storage) ⁶	P/I	P/I	P/I	N	N	P/I	N	P/I	N
Recycling Center/Collection Site	N	N	CU	CU	CU	N	N	N	CU
Rental equipment sales and service	N	N	N	CU	CU	N	N	N	N
Repair shop—equipment	N	N	N	CU	CU	N	N	N	N
Resort/recreation facility	N	N	N	CU	CU	CU	N	N	N
Restaurants	N	N	N	CU	CU	CU	N	N	CU
Retail Business	N	N	N	CU	CU	CU	N	N	N
Sawmill	N	N	N	N	N	N	N	N	N
Schools/Educational Buildings	N	CU	CU	CU	CU	N	N	N	CU
Sign, Off-Site	N	N	N	N	N	N	N	N	N
Sign, On-Site	P	P	P	CU	CU	P	CU	CU	P
Sign, Public Information	I	I	I	I	I	I	I	I	P
Storage buildings, Commercial ⁷	N	N	N	CU	N	N	N	N	N
Telecommunication tower	N	CU	CU	N	N	N	CU	CU	CU
Theaters—Indoor/Outdoor	N	N	N	CU	CU	CU	N	N	N
Truck and freight terminal	N	N	N	N	N	N	N	N	N
Vehicle, boat, recreational equipment sales	N	N	N	CU	CU	CU	N	N	N
Veterinary clinic	N	N	N	CU	CU	N	N	N	N
Water-oriented accessory structures	P	N	N	N	N	P	N	N	P
Water Oriented Commercial Business	N	N	N	CU	N	CU	N	N	N
Welding/Machine Shop	N	N	CU	CU	N	N	N	N	N
Wholesale/Warehouse Facility	N	N	N	CU	N	N	N	N	N

⁶ Amended 2/13/24

⁷ Amended 9/10/19

5.03 Public & Parks (PP)

5.03.01 Intent and Purpose: To establish and maintain a land use district for publicly owned property and land uses, such as city owned facilities and buildings, parks, and recreation areas. Public & Parks zoned properties are compatible with and can be established adjacent to every other zoning district, and any property that meets the purpose and intent of this zoning classification may be zoned public.

5.03.02 Lot and Use Requirements (PP):

Setback, right of way	35
Setback, side yard – feet, minimum	10
Setback, rear – feet, minimum	10
Setback, sign – feet, minimum	1
Setback, parking from building or lot line – feet, minimum	0
Setback, wetland – feet, minimum	20
Impervious Coverage	60%
Building height – feet, maximum	35
Building above highest groundwater level – feet, minimum	3

5.03.03 Performance Standards (PP):

- A. Pedestrian Amenities. Where applicable, proposed development shall provide for safe and comfortable sidewalks, paths, and resting areas for pedestrians. Sidewalks and paths shall connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.
- B. Lighting. All building entrances, pathways and other pedestrian areas shall be lit to two-foot candles with pedestrian-scale lighting including wall mounted, sidewalk lamps, bollards, or landscape up-lighting.
- C. Business uses on public property shall be subject to the performance standards listed in 5.04 Commercial Use Standards. Residences shall not be allowed.
- D. Any portion of public land located within shoreland is subject to Chapter 8 - Shoreland Management Standards of this Land Use Ordinance.

E. Impervious Coverage. The impervious coverage may be increased to 75% through a land use permit if the following is provided:

- a. A stormwater management plan that retains the 25-year, 24-hour rain event is provided on-site. Upon approval, the plan must be fully implemented and maintained.
- b. Direct runoff to adjacent properties, including publicly owned lands, in a 25-year, 24-hour rain event is eliminated through the use of swales, berms, ditches, grading or other necessary and permitted means.
- c. Failing to maintain the stormwater management system will be considered a violation of the Land Use Ordinance.

Section 3. **Repeal.** This ordinance shall supersede and repeal all ordinances or policies inconsistent herewith.

Section 4. **Effective Date.** This ordinance shall become effective upon its passage and publication as provided by law.

Passed by the City of Fifty Lakes Council this 11th day of March 2025 by a 5/5 vote.



Gary Staples, Mayor

Attest:



Ann Raph, City Clerk