

ARTICLE III – Zoning Districts & Maps

Section 309 District WF: Waterfront

- (A) Intent: The WF, Waterfront District, is established to preserve for residential and recreational uses those areas with frontage on inland lakes and rivers which, because of existing development, natural characteristics and accessibility, are suitable for development.
- (B) Permitted Principal Uses:
1. Single-family dwellings.
 2. Open Space Preservation Development option (residential clustering) as provided in Section 417.
 3. Recreational structures.
 4. State licensed residential care facilities for six (6) or fewer persons. (See definition.)
 5. Foster family homes (1-4 children) and Foster group homes (5-6 children). (See definitions.)
 6. Family day care homes (1-6 children). (See definition.)
 7. Essential services.
 8. Garage sales, yard sales, or similar types of sales, provided such sale shall take place for a period not to exceed nine (9) days per sale and no residence shall be permitted more than three (3) such sales per year.
 9. Home occupations subject to the conditions of Section 403 (C).
 10. Uses similar to the above uses as determined in accordance with Section 305 (B).
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Private garage.
 2. Shed for yard tools.
 3. Playhouse or tree house.
 4. Pens for pets.
 5. Swimming pool.
 6. Bath house.
 7. Sauna.
 8. Woodshed.
 9. Boathouse.
 10. Residential Limited Animal Keeping subject to the regulations of Section 423.
- (D) Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and by the issuance of a Conditional Use Permit as provided for in Article VII.
1. Two-family dwellings.
 2. Multiple-family dwellings.
 3. Marinas and boat liveryes.

ARTICLE III – Zoning Districts & Maps

Section 309 District WF: Waterfront: Continued

4. Bathing beaches.
5. Fishing piers.
6. Resorts, lodges, and associated facilities, subject to the conditions of Section 714.
7. Places of Assembly, subject to the conditions of Section 710.
8. Schools
9. Private and public recreational facilities, including parks, playgrounds, camps, campgrounds (See Sec. 715), golf courses (See Sec. 713), and similar recreational facilities.
10. Outdoor heating units on lots with a minimum of two and one-half (2.5) acres of land (a plot plan shall show the distance of neighboring dwellings and uses of land not located on the subject property and direction of prevailing winds), subject to the conditions of Section 712.
11. Uses similar to the above uses as determined in accordance with Section 305 (B).