



STATE REPRESENTATIVE
BETH MEYERS

Rep. Meyers Testimony for AB154 in the Assembly Committee on State Affairs and Government Operations

Wednesday, January 13, 2016

12:31p.m.

415 Northwest

Wisconsin State Capitol

Madison, WI

Chairman Swearingen and members of the committee, thank you for agreeing to hear this bill, and for giving me the opportunity to testify on its behalf.

The rationale to introduce this proposal was initiated after the Town of La Pointe notified my legislative office. The Town of La Pointe is located at the top of the 74th District, on Madeline Island, in Ashland County. It is the only island within the Apostle Islands National Lakeshore with year round residents. Its year round population is approximately 220 and there are up to 3,500 visitors on a typical summer day. Transportation to the island is provided by the Madeline Island Ferry Line.

The Town was concerned that the *Hegwood v. Town of Eagle* decision, a ruling which established that a town has no standing to adopt a shoreland zoning ordinance if the county adopted shoreland zoning prior to the town.

In this instance, Ashland County adopted their shoreland zoning ordinance 6 months before the Town of La Pointe did. The Town of La Pointe and Ashland County worked diligently after this court decision to adopt a Special Development Area for La Pointe with the understanding that the town would have 2 years to pursue a legislative remedy. This Bill is the proposed remedy.

Assembly Bill 154 is narrowly focused and designed to respond to the unique situation for La Pointe. This simple proposal was drafted specifically for the island and allows the Town of La Pointe to enact shoreland zoning ordinances that are more restrictive than the county shoreland zoning ordinances, regardless of the order of enactment.

This bill has the full support of the Town of La Pointe as well as Ashland County. Furthermore, the Senate companion, Senate Bill 104, received a public hearing and was passed in the Senate Committee on Elections and Local Government. It came before the full Senate on September 16, 2015 and passed unanimously on a voice vote. The Senate companion now sits in the Assembly Committee on Rules.

With me today is Lisa Potswald from the town of LaPointe and she is willing to provide committee members specific examples of some differences in zoning ordinances between the Town of La Pointe and Ashland County.

Again, thank you for your consideration on this proposal and I'm happy to answer any questions after Ms. Postwald's testimony.



74TH ASSEMBLY DISTRICT

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**Presentation by the Town of La Pointe on AB 154
Assembly Committee on State Affairs and Government Operations
January 13, 2016**

I am here today to thank you for giving us the opportunity to present information regarding Assembly Bill 154. The Bill was introduced by Representative Meyers to correct a serious problem resulting from an Appellate Court ruling relating to authority over shoreland zoning. A companion Senate Bill 104 was introduced in the Senate by Senator Bewley and passed on to the full Senate after a hearing and unanimous vote by the Senate Committee on Elections and Local Government.

The Town of La Pointe is located on Madeline Island, one of the Apostle Islands located in Lake Superior. It is a 2.2 mile ferry trip and 23 mile drive from the border of its county, The Town encompasses all of the island, and has a year-round population of 265 people. In the summer, the population swells to over 3,000.

Our community struggled with the effects of the *Hegwood v. Town of Eagle* ruling, which strips towns of zoning authority over shoreland areas (defined as extending 1,000 feet from the shoreline). The ruling established that a town has no standing to adopt a shoreland zoning ordinance if the county adopted shoreland zoning prior to the town. Ashland County adopted their shoreland zoning ordinance in 1972, six months before the Town of La Pointe. While such a ruling has not adversely affected some towns in Wisconsin, it has had a significant effect on the oversight, control and authority of the Town of La Pointe over shoreland zoning on the Island. Attached is an overview and impact analysis of the Appellate Court's ruling that explains the negative effects on the Island's property owners.

In order to temporarily address the situation, Ashland County agreed to insert part of the Town's zoning ordinance as "Special Development Requirements" into the county's zoning ordinance. The county agreed to this only temporarily, because the county interprets this as "spot" zoning. The Special Development Requirements have a two year sunset clause to allow the Town to pursue legislative remedy. If the remedy does not occur by May 1, 2016, county zoning goes into effect in the shoreland area of Madeline Island.

Act 41 was passed on July 1, 2015, and created new language in the statutes explicitly stating that towns can have their general zoning in the shoreland areas, with the caveat that the town and the county will not regulate on the same matter herein. The Town of La Pointe's use and dimensional requirements however are more restrictive than Ashland County's are, so are not acceptable in the county as the Town's requirements are interpreted as "spot" zoning.

AB 154 is narrowly focused and designed to respond to the unique situation and circumstance of the Town of La Pointe and Madeline Island. It will restore the authority of general shoreland zoning to the Town, which has previously dedicated substantial analysis, time and effort in developing a comprehensive zoning ordinance that reflects the history, heritage and character of the Island. Decades of work to balance residential and commercial development will be lost without this legislation.

The legislation is fully supported by the La Pointe Town Board and the Ashland County Board; both resolutions are enclosed for your information.

Respectfully,
Lisa Potswald
Town Administrator, Town of La Pointe

Testimony in favor of AB154 January 13, 2016

Mike Starck

- 16 year resident of Town of La Pointe Madeline Island
- 8 years as La Pointe town board supervisor
- 6 years as Ashland County board supervisor
- Past chairman of Ashland County zoning committee

Town of La Pointe is on Madeline Island

- Madeline Island is the only island of the 22 Apostle Islands with full-time residents
- 1700 tax parcels
- 800 parcels with houses
- LaPointe pays 23% of Ashland County property tax
- LaPointe pays over \$2 million per year in Bayfield school taxes
- LaPointe zoning ordinance has been in place for 23 years
- 350 registered voters
- Winter population approximately 260
- Summer population approximately 3500
- Overwhelming support by residents of La Pointe for AB154

Thank you

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RESOLUTION 2015-0414B

EXPRESSING SUPPORT FOR LEGISLATION TO RESTORE SHORELAND ZONING

IN THE TOWN OF LA POINTE

WHEREAS, the Town of La Pointe is a unique and historic community located in Ashland County, Wisconsin whose history and heritage dates back to the early 18th century; and

WHEREAS, the Town has worked diligently over many years to develop and institute a comprehensive zoning ordinance, including shoreland zoning, that reflects the history and heritage of the Island; and

WHEREAS, the Appellate Court decision in *Hegwood v. The Town of Eagle* negated the Town's shoreland zoning ordinance, which is more restrictive than the Ashland County Zoning Ordinance and affords more local control of land use; and

WHEREAS, the Town worked closely with Ashland County to add the Town of La Pointe Special Development District to the Ashland County Zoning Ordinance with the understanding that the District would exist for a period of two years, ending in May 2016, to give the Town sufficient time to secure a legislative resolution; and

WHEREAS, the Town has drafted corrective legislation which will soon be before both the Wisconsin Assembly and State Senate currently known as SB 104; and

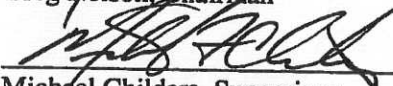
WHEREAS, the Ashland County Board of Supervisors on February 19, 2015 adopted Resolution #802-2015-1181 in support of the corrective language proposed by the Town of La Pointe.

NOW, THEREFORE, BE IT RESOLVED, that the Town of La Pointe Board of Supervisors supports and endorses the corrective legislation and encourages passage of the legislation to restore shoreland zoning authority back to the Town of La Pointe.

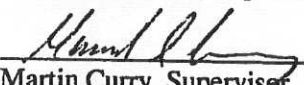
Passed this 14th day of April, 2015



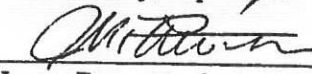
Greg Nelson, Chairman



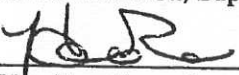
Michael Childers, Supervisor




Martin Curry, Supervisor



James Patterson, Supervisor



Hamilton Ross, Supervisor



Attest, Micaela Montagne, Town Clerk

Posted on April 15, 2015

RESOLUTION

Resolution No. R02-2015-1181

A RESOLUTION IN SUPPORT OF LAPOINTE LEGISLATION

WHEREAS, the Town of LaPointe is a unique and historical community whose history and heritage dates back to the early 18th century; and

WHEREAS, the Town is located on Madeline Island which has important and sacred significance to the Lake Superior Tribe of Chippewa Indians whose history dates back to the 17th century; and

WHEREAS, the Town has worked diligently, over many years, to develop and institute a comprehensive zoning ordinance, including shoreland zoning that reflects the history, heritage and significance of the Island; and

WHEREAS, the Appellate Court decision in *Hegwood v. The Town of Eagle* negated the Town's shoreland zoning ordinance threatening the preservation and protection of the historical significance of that property; and

WHEREAS, the Town worked closely, collaboratively and cooperatively with Ashland County to craft an effective response to the Hegwood decision which entailed the County adopting the Town's shoreland zoning ordinance as a Special Development District as an addition to the County zoning ordinance; and

WHEREAS, the County established the Special Development District with the understanding that the District would exist for a period of two years to afford the Town sufficient time to secure a legislative resolution; and

WHEREAS, the Town has drafted corrective legislation which is now before both the Wisconsin Assembly and State Senate; and

WHEREAS, the Ashland County Zoning and Land Committee, at their February 11, 2015 meeting, approved to move this resolution to the full County Board for action; and

NOW, THEREFORE, BE IT RESOLVED, that the Ashland County Board of Supervisors supports and endorses the corrective legislation proposed by the Town of LaPointe and encourages the expeditious passage of the legislation to restore shoreland zoning authority to the Town of LaPointe.

**IMPACT ANALYSIS OF THE HEGWOOD v. TOWN OF EAGLE DECISION
ON THE TOWN OF LA POINTE ZONING**

Presented to the Town Plan Commission
March 19, 2014

BACKGROUND

On September 25, 2013, the Wisconsin Court of Appeals made a decision regarding the case of Hegwood v. Town of Eagle Zoning Board of Appeals which has a significant impact on shoreland property in the Town of La Pointe. Specifically the decision says that Wisconsin shoreland area (1000 feet from a lakeshore and 300 feet from a navigable stream) is subject to only county zoning; that towns have no zoning jurisdiction within the shoreland areas in Wisconsin. This document attempts to examine the effects, both positive and negative, of this decision on the Town of La Pointe.

SUMMARY OF IMPACTS

1. Within 1,000 feet of lakeshore and 300 feet of a navigable stream
 - The change in zoning from town to county creates a potential for dramatic increases in density along the lakeshore because lot size requirements are much smaller. This is in stark contrast to the town ordinance, which was developed to control density.
 - County zoning in its General Purpose District has commercial, agricultural and forestry development as permitted uses. This allows such developments in districts zoned residential under town zoning.
 - County zoning has no building height restrictions, while the town's building height restriction is 35 feet.
 - County zoning has no requirements for parking, while town zoning requires a certain number of parking spaces for commercial and residential properties.
 - Sexually explicit businesses are not addressed in the county's ordinance, so could become a permitted use in the county's General Purpose District.

2. General Impact
 - This creates dual zoning standards on the Island. County zoning is implemented within 1000 feet of the lakeshore (one set of standards) and town zoning outside of the 1000 feet (a different set of standards). Town zoning is more restrictive.
 - Zoning is a complicated activity. Another impact of the Hegwood decision is that zoning will be more difficult to both understand and administer. There is no line on the ground around the Island as to where 1000 feet is.
 - The town has already spent most of its legal budget sorting out how to deal with the Hegwood decision; it is essentially an unfunded mandate. There will continue to be many legal questions to sort through that will cost both the town and the county in legal fees. For example, what about property that is in both the county and town zoning – what rules are used?

The remainder of this document highlights the impacts of the Hegwood decision on each of the town's zoning districts.

The Town of La Pointe has 15 zoning districts in its zoning ordinance. Of those, 14 are located within 1000 feet of the lakeshore or 300 feet of a navigable waterway and potentially affected by this decision. These include:

TOWN ZONING DISTRICT	DISTRICT NAME	NUMBER OF PARCELS*
C-1	Commercial/Town Center District	83
C-V	Conservancy District	-
G-1	Governmental & Institutional District	7
LI-2	Light Industrial District 2	8
M-A	Marina District	7
P-R	Public Resource Land District	-
R-1	Residential District, Single Family, Low Density	312
R-2	Residential District, Single Family, Medium Density	54
R-3	Residential District, Multi Family	63
S-1	Shoreland Protection District	544
S-2	Shoreland Protection District	79
T-P	Town Park District	10
W-1	Wilderness Preservation District	-
W-2	Wilderness Preservation District	-

* Number of parcels affected by the Hegwood decision. Number is approximate.

The impact of the Hegwood decision on each of these districts will be explained in this analysis.

1. C-1: COMMERCIAL/TOWN CENTER DISTRICT

The Town of La Pointe Commercial District is located on the southwest end of the Island. It contains approximately 83 parcels, all of which are within the shoreland zone. This district is intended in the Town zoning ordinance to be a development cluster with a range of uses and activities commonly found in a small urban area. Typical uses include small retail stores of various kinds, restaurants, offices and businesses of various types.

There are differences in lot dimensional requirements as listed in the chart below. Of note is there are no sideyard setbacks or building height requirements under county zoning. Under town zoning, sideyard setbacks in the commercial district are 10 feet, and buildings are restricted to 35 feet high.

DIMENSIONAL REQUIREMENTS - COMMERCIAL		
	TOWN	COUNTY
Lot Area	9,600 SQ FT	10,000 SQ FT
Side yard setback	10 FT	0 FT
Road front width	80 FT	65 FT
Lake front width	150 FT	65 FT
Height	35 FT	NO LIMIT
Depth	NO LIMIT	200 FT

There are significant differences between permitted and conditional land uses under town zoning and under county zoning. Of note is that a sexually oriented business is a conditional use under town zoning, and is a permitted use under county zoning because the county ordinance does not address sexually oriented businesses. Agriculture is an acceptable use in the commercial zone under county zoning. Every other use listed as a conditional use under town zoning would be a permitted use under county zoning. What this means is that there is nothing in the county zoning ordinance to prohibit any of these uses within 1000 feet of the lakeshore and 300 feet of navigable streams in the town's commercial district

LAND USE - COMMERCIAL		
Permitted use	TOWN COMMERCIAL DISTRICT	COUNTY GENERAL PURPOSE DISTRICT
	Accessory Dwelling, Accessory Dwelling (Rental), Accessory Structure, Auto Sales, Auto Services/Supply, Bank, Municipal Building, Commercial Entertainment Facility, Dwelling-Multiple Family, Dwelling-Multiple Family Rental, Dwelling-Single Family, Dwelling-Single Family Rental, Educational Facility-Commercial, Educational Facility-Public, Health Care Facility, Home Business, Home Occupation, Home Office/Studio, Land Disturbing Activity, Laundry Facility, Museum, Parking Lot, Professional Office, Religious Facility, Restaurant/Tavern, Road Access, Road/Driveway Extension, Tourist Rooms, Transportation Facility	Commercial, agricultural, forestry, recreational, residential
Conditional use	Bed & Breakfast, Boarding house, Campground, Dormitory/Student Housing, Fuel Storage Retail Facility, Hotel, Motel, Resort, Light Industry, Marina, Public Service Utility, Public Utility, Recreational Facility, Rooming Housing, Sexually-Oriented Business, Veterinary Care Facility, Warehouse/Storage Facility	Industrial, nonmetallic mining

2. R-1: RESIDENTIAL DISTRICT, SINGLE FAMILY, LOW DENSITY

The R-1 residential district is located in two major areas; the northwest side of the island near the commercial district, and around the southwest edge of the island and the golf course. It has approximately 312 parcels, most of which are in the shoreland zone. The district is intended in the Town zoning ordinance to provide for a large lot development. This low-density residential development will provide for lots sufficient to preserve, for the most part, the low-density and historic character of the Island. The entire R-1 district is located in the county general purpose district.

There are differences in the required lot dimensions between the Town zoning ordinance and the county zoning ordinance in that the county lot dimensional requirements are all less than the town's. The difference is significant for any R-1 properties on the public sewer system; a one acre lot on the public sewer system could now potentially become four lots.

DIMENSIONAL REQUIREMENTS – R-1		
	TOWN	COUNTY
Lot Area	1 acre (43,560 SQ FT)	30,000 SQ FT (private septic) 10,000 SQ FT (public sewer)
Side yard setback	30 FT	10 FT
Road front width	150 FT	150 FT (private sewer) 65 FT (public sewer)
Lake front width	150 FT	150 FT (private sewer) 65 FT (public sewer)
Height	35 FT	NO LIMIT
Depth	NO LIMIT	200 FT

The chart below indicates permitted and conditional uses under town zoning. Under county zoning, all conditional uses will be permitted with county minimum dimensional requirements. In addition, any commercial, agricultural, forestry, and recreational uses are permitted uses under county zoning in this district.

LAND USE - R-1		
Permitted use	TOWN R-1 DISTRICT	COUNTY GENERAL PURPOSE DISTRICT
	Accessory Dwelling, Accessory Dwelling (Rental), Accessory Structure, Agriculture Crop Farming, Dwelling-Single Family, Dwelling-Single Family Rental, Forest Crops and Products, Home Occupation, Home Office/Studio, Land Disturbing Activity, Religious Facility, Road Access, Road/Driveway Extension, Tourist Rooms	Commercial, agricultural, forestry, recreational, residential
Conditional use	Bed & Breakfast (3 acre minimum), Boarding house (3 acre minimum), Cemetery, Dormitory/Student Housing, Dwelling Multiple Family, Dwelling Multiple Family Rental, Educational Facility, Commercial, Parking Lot, Planned Unit Residential Development, Professional Offices, Public Service Utility, Public Utility, Rooming Housing (3 acre minimum), Wind Generator, Telecommunications/Radio Tower, Solar Collector over 35 ft high.	Industrial, nonmetallic mining

3. R-2: RESIDENTIAL DISTRICT, SINGLE FAMILY, MEDIUM DENSITY

This district has approximately 54 parcels and under town zoning provides for housing opportunities on smaller lots within the community area near public services to preserve the current density and historic character of the district. The entire R-2 district is located in the county general purpose district, and all are in the shoreland zone.

As demonstrated in the chart below, the lot size and road frontage requirement for parcels located in the town's R-2 district are significantly greater under county zoning if the parcel is not connected to municipal sewer. If connected to the sewer system, the lot size requirement is still greater under county zoning, while the road front width requirement and the lake front width requirement are less than one-half of the town zoning requirement.

DIMENSIONAL REQUIREMENTS – R-2		
	TOWN	COUNTY
Lot Area	9,600 SQ FT	30,000 SQ FT (private septic) 10,000 SQ FT (public sewer)
Road front width	80 FT	150 FT (private sewer) 65 FT (public sewer)
Lake front width	150 FT	150 FT (private sewer) 65 FT (public sewer)
Height	35 FT	NO LIMIT
Depth	NO LIMIT	200 FT

The chart below lists permitted uses under town zoning in the R-2 district. Any commercial, agricultural, forestry, and recreational uses are permitted uses under county zoning in this district.

LAND USE - R-2		
Permitted use	TOWN R-2 DISTRICT	COUNTY GENERAL PURPOSE DISTRICT
	Accessory Dwelling, Accessory Dwelling (Rental), Accessory Structure, Dwelling-Single Family, Dwelling-Single Family (Rental), Dwelling-Multiple Family (Rental of Existing), Home Occupation, Home Office/Studio, Land Disturbing Activity, Religious Facility, Road Access, Road/Driveway Extension	Commercial, agricultural, forestry, recreational, residential
Conditional use	Building-municipal, Cemetery, Health Care Facility, Public Service Utility, Public Utility	Industrial, nonmetallic mining

4. R-3: RESIDENTIAL DISTRICT, MULTI-FAMILY

This district has approximately 63 parcels and provides for the highest residential density in locations close to major public services. Under town zoning it is intended to provide for housing opportunities in close proximity to existing major recreation resources. The entire R-3 district is in the county General Purpose District; however only some of the R-3 parcels are in the shoreland area.

As demonstrated in the chart below, the lot size and road frontage requirements for parcels located in the town's R-3 district are significantly greater under county zoning if the parcel is not connected to municipal sewer. If connected to the sewer system, the lot size requirement is still greater under county zoning, while the road front width requirement is less than one-half of the town zoning requirement.

DIMENSIONAL REQUIREMENTS – R-3		
	TOWN	COUNTY
Lot Area	9,600 SQ FT	30,000 SQ FT (private septic) 10,000 SQ FT (public sewer)
Side yard setback	6 feet	10 feet
Road front width	80 FT	150 FT (private sewer) 65 FT (public sewer)
Height	35 FT	NO LIMIT

The chart below lists permitted uses under town zoning in the R-3 district. Any commercial, agricultural, forestry, and recreational uses are permitted uses under county zoning in this district.

LAND USE - R-3		
Permitted use	TOWN R-3 DISTRICT	COUNTY GENERAL PURPOSE DISTRICT
	Accessory Dwelling, Accessory Dwelling (Rental), Accessory Structure, Dwelling-Single Family, Dwelling-Single Family (Rental), Dwelling-Multiple Family, Dwelling-Multiple Family (Rental of Existing), Home Occupation, Home Office/Studio, Land Disturbing Activity, Religious Facility, Road Access, Road/Driveway Extension, Tourist rooms	Commercial, agricultural, forestry, recreational, residential
Conditional use	Bed and Breakfast, Boarding House, Cemetery, Health Care Facility, Planned Unit Residential Development, Public Service Utility, Public Utility, Recreational Facility, Rooming House	Industrial, nonmetallic mining

5. S-1: SHORELAND PROTECTION DISTRICT

This district has approximately 550 parcels and is located along the majority of the island lakeshore. It is intended to provide for development along the shoreline in a manner that will not deplete or destroy the character of shoreline resources. The entire town S-1 district is in the county's Residential Recreational District, and all parcels are within the shoreland district.

The chart below shows the differences between town and county zone dimensional requirements. Town zoning requires a minimum of 3 acres in the S-1 district; while county zoning only requires 30,000 square feet, a little over 1/2 acre. Side yard setbacks and required property widths are greatly reduced as well.

DIMENSIONAL REQUIREMENTS – S-1		
	TOWN	COUNTY
Lot Area	3 acres (130,680 SQ FT)	30,000 SQ FT (private septic)
Side yard setback	50 feet	10 feet
Road front width	200 FT	150 FT (private sewer)
Lake front width	250 FT	150 FT (private sewer)
Height	35 FT	NO LIMIT
Depth	NO LIMIT	200 FT

The chart below compares town and county permitted land uses. The permitted uses are not dissimilar; however conditional uses under county zoning include resorts, dinner clubs, taverns, marinas, mobile home parks, and nonmetallic mining if dimensional requirements are met.

LAND USE - S-1		
Permitted use	TOWN S-1 DISTRICT	RESIDENTIAL RECREATIONAL DISTRICT
	Accessory Dwelling, Accessory Dwelling (Rental), Accessory Structure, Agricultural Crop Farming (Outside of the Shoreland Overlay District), Dwelling-Single Family, Dwelling-Single Family (Rental), Forest Crops and Products (Outside of the Shoreland Overlay District), Home Occupation, Home Office/Studio, Land Disturbing Activity, Road Access, Road/Driveway Extension	Seasonal and year around residences
Conditional use	Bed and Breakfast, Boarding House, Cemetery, Health Care Facility, Planned Unit Residential Development, Public Service Utility, Public Utility, Recreational Facility, Rooming House	Resorts, dinner clubs, taverns, marinas, mobile home parks, nonmetallic mining
Accessory use (a subordinate use such as satellite disks, towers, gazebos, signs) – some require permits, some not	NOT IDENTIFIED	Horticultural, gardening, and any uses permitted in the county Wetland District, including construction of roads for agriculture, nonresidential buildings, parks, wildlife refuges, game/animal farms, fish hatcheries, boat launches, public utilities facilities

6. S-2: SHORELAND PROTECTION DISTRICT

This district contains the land from the center of Big Bay Road to the lake and from the Big Bay Town Park to the Schoolhouse Road. It is intended to provide for development along the shoreline in a manner that will not deplete or destroy the character of shoreline resources. There are approximately 80 parcels in this district, all in the shoreland district. The differences include the side yard setbacks, lake front width and lot depth.

DIMENSIONAL REQUIREMENTS – S-2		
	TOWN	COUNTY
Lot Area	30,000 SQ FT	30,000 SQ FT (private septic)
Side yard setback	50 feet	10 feet
Road front width	N/A	150 FT (private sewer)
Lake front width	200 FT	150 FT (private sewer)
Height	35 FT	NO LIMIT
Depth	NO LIMIT	200 FT

The chart below compares town and county zoning in this district. Permitted uses under town and county zoning are similar; however conditional uses include resorts, dinner clubs, taverns, marinas, mobile home parks, nonmetallic mining if dimensional requirements are met.

LAND USE - S-2		
Permitted use	TOWN S-2 DISTRICT	RESIDENTIAL RECREATIONAL DISTRICT
	Accessory Dwelling, Accessory Dwelling (Rental), Accessory Structure, Dwelling-Single Family, Dwelling-Single Family (Rental), Home Office/Studio, Land Disturbing Activity, Road Access, Road/Driveway Extension	Seasonal and year around residences
Conditional use	Home Occupation, Public Service Utility, Public Utility	Resorts, dinner clubs, taverns, marinas, mobile home parks, nonmetallic mining
Accessory use (a subordinate use such as satellite disks, towers, gazebos, signs) – some require permits, some not	NOT IDENTIFIED	Horticultural, gardening, and any uses permitted in the county Wetland District, including construction of roads for agriculture, nonresidential buildings, parks, wildlife refuges, game/animal farms, fish hatcheries, boat launches, public utilities facilities

7. Remaining Town Zoning Districts:

The remaining Town Zoning Districts on the Island are:

- C-V: CONSERVANCY DISTRICT
- P-R: PUBLIC RESOURCE LAND DISTRICT
- W-1: WILDERNESS PRESERVATION DISTRICT
- W-2: WILDERNESS PRESERVATION DISTRICT
- G-1: GOVERNMENTAL AND INSTITUTIONAL DISTRICT
- M-A: MARINA DISTRICT
- T-P: TOWN PARK DISTRICT

Districts P-R, G-1, and T-P contain government-owned property. District C-V is located mostly outside of the shoreland area and has government requirements associated with it. Districts W-1 and W-2 are located outside of the shoreland area, so remain under town zoning. M-A uses are essentially the same under town and county zoning.