These educational meetings and the county hearing should be held prior to the first report of the committee to the county board on a tentative zoning ordinance; in fact, should such meetings indicate an overwhelming opposition to such an ordinance, the committee would necessarily take cognizance of this fact in making its recommendations to the board.

Below is a tentative county zoning ordinance districting the county for agriculture, forestry and recreation, based upon the one already enacted in Wisconsin. It will be noted that only one restricted district, called the "forestry and recreation district" has been set up. In Section II (p.7) the 'permitted uses' are given in detail. However, the committee need not be limited to designating one restricted land use district, and they may designate other 'permitted uses' to solve the problems which prompt the necessity of zoning. The number of districts and the restrictions applying within each district may be as extensive as the committee feels necessary within the provisions of the state zoning law. All restrictions, however, must meet the test of reasonableness.

A TENTATIVE COUNTY ZONING ORDINANCE:

Zoning Ordinance for ________ County, Wisconsin

An ordinance regulating, restricting and determining the areas within the county in which agriculture, forestry and recreation may be conducted, the location of roads, schools, trades and industries, and the location of buildings, designed for specified uses, and the establishment of districts for such purposes and the establishment of set-back building lines outside of the limits of incorporated villages and cities, pursuant to section 59.97 of the Wisconsin Statutes.

The county board of supervisors of ________ county does ordain as follows:
Section I

Districts and District Maps.

For the purpose of promoting public health, safety and general welfare and regulating, restricting and determining the areas within which agriculture, forestry and recreation may be conducted, and establishing districts which are deemed best suited to carry out such purposes, outside of the limits of incorporated villages and cities, and in accordance with the provisions of section 59.97 of the Wisconsin Statutes, the territory included in the boundaries of the following towns, to-wit: [Names of towns in the county] are hereby divided into two classes of use districts, as follows, to-wit:

1. Forestry and recreation district, and
2. Unrestricted district.

The boundaries of the aforesaid two(2) use districts are shown upon the official map of [County] county, attached hereto, being designated the "Zoning Map showing Use Districts" [County], Wisconsin, dated [Date], 19__, and made a part of this ordinance. All notations, references and other things shown upon said zoning map showing use districts shall be as much a part of this ordinance as if the matter and things set forth by said map were all fully described herein.

No land or premises shall be used except in conformity with the regulations herein prescribed for the use districts in which such land or premises is located.

No building shall be erected or structurally altered or used except in conformity with the regulations herein prescribed for the use districts in which such building is located.
Section II.
Forestry and Recreation District.

In the forestry and recreation district no building, land or premises
will be used except for one or more of the following specified uses:

1. Production of forest products
2. Forest industries
3. Public and private parks, playgrounds, camp grounds and golf grounds
4. Recreational camps and resorts
5. Private summer cottages and service buildings
6. Hunting and fishing cabins
7. Trappers' cabins
8. Boat liveries
9. Mines, quarries and gravel pits
10. Hydro-electric dams, power plants, flowage areas, transmission
    lines and sub-stations.

(Explanation — Any of the above uses are permitted in the Forestry and
Recreation District, and all other uses, including family dwellings, shall
be prohibited.)

Section III.
Unrestricted District.

In the unrestricted district, any land may be used for any purpose what-
soever, not in conflict with law.

Section IV.
Non-Conforming Uses.

The lawful use of any building, land or premises existing at the time of
the passage of this ordinance, although such use does not conform to the pro-
visions hereof, may be continued, but if such non-conforming use is discon-
tinued, any future use of said building, land or premises shall be in con-
formity with the provisions of this ordinance.
The lawful use of a building, land or premises existing at the time of the passage of this ordinance may be continued although such use does not conform with the provisions hereof, and such use may be extended throughout such building, land or premises.

Whenever a use district shall be hereafter changed, any then existing non-conforming use in such changed district may be continued or changed to a use permitted in the new use district, provided all other regulations governing the new use are complied with.

Whenever a non-conforming use of a building, land or premises has been changed for a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use, unless the district in which such building, land or premises is located, is changed to a less restricted use.

Nothing in this ordinance shall be construed as prohibiting forestry and recreation in any of the use districts nor a change from any other use to forestry and recreation.

Section V.

Boundaries of Districts.

District boundary lines shall follow along the lines, or along lines extended, indicated on the United States General Land Office survey maps, or along meandered streams.

Section VI.

Interpretation and Application.

The provisions of this act shall not apply to buildings, land or premises belonging to and occupied by the United States, the State of Wisconsin, any town or any school district.
Section VII.

Changes and Amendments.

The board of supervisors of _______ county may from time to time amend, supplement or change by ordinance the boundaries of districts or regulations herein established. Any proposed changes shall first be submitted to the county _______ committee for its recommendation and report.

Any and all ordinances, which may amend this ordinance which have been adopted as herein provided, shall be submitted to the town boards governing the territory affected thereby, and their approval obtained before the same shall be adopted by the county board.

Section VIII.

Enforcement and Penalties.

The provisions of this ordinance will be enforced by and under the direction of the county board of supervisors. Any person, firm, company or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be subject to a fine of not less than ten ($10) dollars nor more than two hundred ($200) dollars, together with the costs of action, and in default of payment thereof, to imprisonment in the county jail for a period of not less than one (1) day nor more than six (6) months, or until such fine and costs be paid. Compliance therewith may be enforced by injunctive order at the suit of the county or the owner or owners of land within the district affected by the regulations of this ordinance.
Section IX.

Validity.

Should any section, clause or provision of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section X.

Definitions.

Certain terms and words used in this ordinance are defined as follows:

Words used in the present tense include the future; words in the singular number include the plural number, and words in the plural number include the singular number; the word "building" includes the word "structure" and the word "shall" is mandatory and not directory.

FOREST PRODUCTS -- Products obtained from stands of forest trees which have been either naturally or artificially established.

FOREST INDUSTRIES -- The cutting and storing of forest products, the operation of portable sawmills and planer, the production of maple syrup and sugar.

PUBLIC and PRIVATE PARKS, PLAYGROUNDS, CAMPGROUNDS, and GOLF COURSES -- Areas of land with or without buildings designed for recreational uses.

RECREATION CAMPS and RESORTS -- Areas of land improved with buildings or tents and sanitary facilities used for occupancy during a part of year only.

PRIVATE COTTAGES and SERVICE BUILDINGS -- Buildings designed for season- al occupancy only and normally used by the owner together with additional structures to house materials and services.

HUNTING and FISHING CABINS -- Buildings used at special seasons of the year as a base for hunting, fishing and outdoor recreation.
TRAPPERS’ CABINS — A building used as a base for operating one or more trap lines.

BOAT LIVERIES — Establishments offering the rental of boats and fishing equipment.

BUILDING — A structure having roof supported by columns or walls for the shelter, support or enclosure of persons, animals or chattels.

NON-CONFORMING USE — A building or premises occupied by a use that does not conform with the regulations of the use district in which it is situated.

FAMILY DWELLING — Any building designed for and occupied by any person or family establishing or tending to establish a legal residence or acquiring a legal settlement for any purpose upon the premises so occupied.

Section XI.

This ordinance upon passage and publication shall be in effect in the towns of ________________________________ each of said towns having given its approval to the provisions hereof in the manner provided by section 59.97 of the Wisconsin Statutes.

Adopted ________________________________

Chairman, Board of Supervisors
County, Wisconsin.

County Clerk, __________ County, Wisconsin.

Published ________________________________