

CHAPTER 18.33

USE TABLE

Sections:

- 18.33.010** Use categories.
- 18.33.020** Additional regulations apply.
- 18.33.030** Uses not listed.

18.33.010 Use categories. The use table establishes uses permitted within each zoning district, and how they are permitted. The uses permitted in each of the zoning districts established in this subtitle are defined as follows: (Ord. 167-3, Sec. 1, 2023)

Use Categories		
Any permitted, conditional, or accessory use allowed in any district must comply with the requirements of the district in which it is located unless the board of land use appeals approves a variance from those requirements.		
P	Permitted Use	Uses in the use table identified with a "P" are permitted as a principal use subject to district regulations, any conditions of rezoning, and the conditions specified in the use regulations or development standards or elsewhere in this title. Any permitted principal use, except dwelling units, in the applicable district may also be established as an accessory use.
C	Conditional Use	Conditional uses are principal uses that are allowed only after the Committee on Planning and Development reviews the proposed use, holds a public hearing, and decides whether to approve the use, based upon the application of standards found in this title. Conditional uses also are subject to any conditions and limitations specified in <u>Subtitle III, Use Regulations</u> , or imposed as a condition of conditional use permit approval. See <u>Subtitle VII, Submittal Requirements</u> for application information.
A	Accessory Use	Uses in the use table identified with an "A" are permitted only as an accessory use to another use that is allowed as a permitted use or conditional use in the applicable district. Any permitted principal use, except dwelling units, in the applicable district may also be established as an accessory use. All accessory uses are subject to the applicable provisions of <u>Chapter 18.41</u> .
*	Use Regulations	Permission, standards, and location determined by <u>Subtitle III, Use Regulations</u> . Use regulations may apply whether the use is permitted, conditional, or accessory.
	Not Permitted	Uses in the use table identified by a blank cell are not permitted in that particular district.
	Not Listed	Not permitted unless the use is approved as provided in paragraph C below.

18.33.020 Additional regulations apply.

A. The fact that a use is shown as a permitted use does not always mean that the project may proceed. Chapter 18.200 Floodplain Overlay District, Chapter 18.260 Shoreland Overlay District, or other sections of this code may result in a permitted use not being allowed to proceed, depending upon the manner in which those provisions apply.

B. All uses in the A-P district shall adhere to WI Stat. § 91.01. (Ord. 167-3, Sec. 1, 2023)

18.33.030 Uses not listed.

A. Determination. The land use manager may determine that an unlisted use is allowed as a permitted use or as a conditional use if sufficiently similar in nature and impact to a permitted use or a conditional use listed in the use table.

1. If the land use manager determines that the proposed use is deemed sufficiently similar in nature and impact to a permitted use or a conditional use, the land use manager shall identify the similar use and document this decision in writing to the applicant. The applicant may proceed as if the use is listed in the ordinance, following whichever procedures apply for the similar use.

2. If the land use manager determines that the proposed use does not meet the standards listed in subsection B. below, the proposed use shall be denied, and the applicant notified in writing. The land use manager shall also indicate whether the proposed use could be approved in another zoning district, and if a map amendment to change the zoning district or a text amendment to add the desired use to the existing zoning district would be consistent with the Eau Claire County Comprehensive Plan. The determination may be appealed to the board of land use appeals as an appeal of an administrative decision.

3. The land use manager may refer the request to the Committee on Planning and Development for review following the standards listed in subsection B. below.

B. Standards. The land use manager may refer to any of the following standards as guidance in making this determination:

1. Whether the use has similar visual, traffic, environmental, and similar impacts as an expressly listed use. The land use manager may refer to empirical studies or generally accepted planning or engineering sources in making this determination.

2. Whether the use is within the same industry classification as another permitted use. In making this determination, the land use manager may refer to the most recent edition of the North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 2017) (“NAICS”). If the use is not defined in the NAICS, the land use manager may refer to the American Planning Association, Land-Based Classification Standards LBCS Tables (April 1, 2001).

3. Whether the use is consistent with the purpose statement of the district in which it would be permitted.

C. Burden. The burden is on the applicant to make the case, with supporting material, that the proposed use is similar to another permitted or conditional use and could be allowed.

D. Preemption. Uses regulated by the State of Wisconsin and exempt from local control are permitted subject to state regulations. (Ord. 168-53, Sec. 4, 2025; Ord. 167-3, Sec. 1, 2023)

USE TABLE

P = Permitted Principal Use | C = Conditional Principal Use

A = Permitted Accessory Use | blank cell = Prohibited

	A-P	A-1	A-2	A-3	A-R	AC-R	RHR-L	R-1	R-2	R-3	C-1	C-2	C-3	I-L	I-1	F-1	F-2
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AGRICULTURE, FORESTRY, & NATURAL RESOURCES

<i>Agricultural & Horticultural:</i>																	
Agricultural Accessory Uses*	A	A	A	A											A	A	A
Agricultural Processing	C ⁴	C													P		
Agri-Tourism	P ³	P	P	P												P	P
Apiculture (Beekeeping)	P	P	P	P	P	P	A	A	A	A	A						
Aquaculture	P	P	P	P										P	P		P
Community Garden	P ²	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Crop Production	P	P	P	P											C		
Equine Facilities, including Barns & Stables	P ³	P	P	P			A	A									
Farmers' Markets	P	P	P	P							P	P	P				
Horticulture & Floriculture, including Greenhouses	P	P	P	P			C	A	A	A	A	A			P	P	P
Keeping of Farm Animals	P	P	P	P													
Keeping of Poultry*	P	P	P	P	P	P	A	A	A	A	A						P
Livestock Facilities (no size limit)	P	P															
Livestock Facilities (not to exceed 150 animal units)	P	P	P	P													
Livestock Sales		C	C												P		
Non-Commercial Raising of Animals & Birds, Hobby Farm	P	P	P	P	C	C	C										
<i>Forestry:</i>																	
Forest Management	P	P	P	P												P	P
Game Management	P	P	P	P												P	P
<i>Conservation & Natural Resources:</i>																	
Fire-Control Functions	P	P	P	P												P	P
Flowage Areas																C	C
Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

RESIDENTIAL

	A-P	A-1	A-2	A-3	A-R	AC-R	RHR-L	R-1	R-2	R-3	C-1	C-2	C-3	I-L	I-1	F-1	F-2
<i>Residences:</i>																	
Caretaker Residence*												A	A	A	A		
Accessory Dwelling Units, as Specified under 18.47.010*	A ¹	A	A	A	A	A	A	A	A								A

Dwelling, Multiple-Family												P	C	C					
Dwelling, Single-Family*		P	P	P	P	P	P	P	P	P	P	C	P		C				P
Dwelling, Two-Family			C		P	C	C	C	C	P	C		C						
Farm Residences, up to 2 Dwelling Units	P ¹	P																	
Farm Residences, more than 2 Dwelling Units	P ¹	C																	
Modular Home*			P	P	P	P	P	P	P	P	C	P		C					P
Manufactured Home Community												C							
Manufactured Home	P ¹	P	P	P	P	P					C						P		P
Tiny House*			P	P	P	P	P	P	P	P									
<i>Group Living:</i>																			
Community-Based Residential Facility										P	P	P							
Community Living Arrangement (8 or fewer persons)			P	P	P	P	P	P	P	P	P								
Community Living Arrangement (9-15 persons)										C	C	P							
Community Living Arrangement (> 15 persons)										C	C	C							
Continuing Care Retirement Community												P	P	C					
Residential Care Apartment Complex												P	C	C					
Residential Care Facility											C	P	P	P	P				
Rooming & Boarding House												P	P	P					
Single-Family, Two-Family and Multifamily Housing Without Public Water and Sewer Service												C							

ACCOMMODATIONS & LODGING

	A-P	A-1	A-2	A-3	A-R	AC-R	RH	R-L	R-1	R-2	R-3	C-1	C-2	C-3	I-L	I-1	F-1	F-2	
Bed & Breakfast Establishment	C ³		C	C	C	C	C	C	C	C	C	P							
Hotels & Motels													P	P					
Short-Term Rentals*	P ³	P	P	P	P	P	P	P	P	P	P	P	P	P					

PUBLIC, CIVIC, & INSTITUTIONAL

	A-P	A-1	A-2	A-3	A-R	AC-R	RH	R-L	R-1	R-2	R-3	C-1	C-2	C-3	I-L	I-1	F-1	F-2	
<i>Assembly:</i>																			
Cemeteries & Mausoleums (consistent with Wis. Stats. §§ 157)			C		C	C	C	C	C	C									