

Appendix L

SUMMARY OF LOCAL GOVERNMENT ZONING DISTRICT REGULATIONS

Updated May 2007

Table L-1

CITY OF MEQUON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|---|---|--|---|
| R-1 Single-Family Residential District | Single-family dwellings on large lots not served by public sanitary sewer | Public or private outdoor recreation facilities and schools, churches, public offices, lodges, commercial use, country inns, utilities, guest houses, wholesale greenhouses, fish hatcheries, dwelling additions, and livestock raising | Five acres | 1,800 minimum |
| R-1B Single-Family Residential District | Single-family dwellings on large lots not served by public sanitary sewer | Public or private outdoor recreation facilities and schools, churches, commercial use, utilities, guest houses, dwelling additions, and livestock raising | 2.5 acres | 1,600 minimum |
| R-2 Single-Family Residential District | Single-family dwellings on large lots not reasonably served by public sanitary sewer | Public or private outdoor recreation facilities and schools, churches, lodges, commercial use, country inns, utilities, guest houses, wholesale greenhouses, fish hatcheries, dwelling additions, and livestock raising | Two acres | 1,800 minimum |
| R-2B Single-Family Residential District | Single-family dwellings on large lots potentially served by public sanitary sewer | All R-1B conditional uses | 1.5 acres | 1,400 minimum |
| R-3 Single-Family Residential District | Single-family dwellings on large lots potentially served by public sanitary sewer | All R-1B conditional uses | One acre | 1,800 minimum |
| R-4 Single-Family Residential District | Single-family dwellings on medium lots potentially served by public sanitary sewer | Public or private outdoor recreation facilities and schools, churches, utilities, dwelling additions, and livestock raising | 32,670 square feet | 1,600 minimum |
| R-5 Single-Family Residential District | Single-family dwellings on small lots served by public sanitary sewer | Public or private outdoor recreation facilities and schools, churches, and utilities | 21,780 square feet | 1,400 minimum |
| R-6 Two-Family Residential District | Single-family attached dwellings on lots served by public sanitary sewer ^p | Public or private outdoor recreation facilities and utilities | One acre | 1,000 minimum for one bedroom dwellings; 1,200 for two bedroom dwellings; 1,400 for three bedroom dwellings |
| RM Multi-Family Residential District | Multi-family dwellings, not to exceed eight dwelling units per building, on lots served by public sanitary sewer | Public or private outdoor recreation facilities and utilities | One bedroom units 6,000 square feet; two bedroom units 7,000 square feet; three bedroom units 10,000 square feet | 900 minimum for one bedroom dwellings; 1,100 for two bedroom dwellings; 1,300 for three bedroom dwellings |
| A-1 Agricultural Preservation District | Agricultural crop production and livestock raising, dairy farming, single-family dwellings, and municipal utilities | Commercial hatcheries and greenhouses, kennels, parks and preserves, stables, public or private utilities, and raising of fur bearing animals | 35 acres | 1,400 minimum; 1,200 first floor minimum or two story |

Table L-1 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|---|---|-------------------------------|--|
| A-2 General Agricultural District | All A-1 principal uses | All A-1 conditional uses | 10 acres | 1,400 minimum, 1,200 first floor minimum for two story |
| OA Agricultural Overlay District | Agricultural crop production and livestock raising, dairy farming, and municipal utilities | All A-1 conditional uses and landscaping businesses | 10 acres | Not specified |
| B-1 Neighborhood Business District | Neighborhood level retail, office and service uses | Public institutions, restaurants, museums, public or private utilities, churches, health and child day care facilities, and satellite dishes | 1.5 acres ^c | Maximum floor area ratio area of 30 percent |
| B-2 Community Business District | Community level retail, office and service uses, and health care facilities | Public institutions, restaurants, museums, public or private utilities, churches, day care facilities, churches, animal hospitals, wholesale, service stations, warehousing, vehicle sales, department stores, hotels, research facilities, light fabrication, and satellite dishes | Two acres ^c | Maximum floor area ratio area of 30 percent |
| B-3 Office and Service District | Office, professional, business, and financial, and special service uses | Commercial day care, studios, residential quarters, research facilities, light assembly, satellite dishes, public or private utilities, and personal services | 1.5 acres ^c | Maximum floor area ratio area of 30 percent |
| B-4 Business Park District | Office and light industrial uses | Light manufacturing, wholesaling, warehousing, processing, distribution, research, printing, health clubs, salons, restaurants, bookstores, child care, florists, gift shops, pharmacies, studios, vehicle services, satellite dishes, public and private utilities, and theaters | One acre ^c | Maximum floor area ratio area of 30 percent |
| B-5 Light Industrial District | Light Manufacturing, wholesale, distribution, processing, research, printing, warehousing, office, and service uses | Health clubs, salons, restaurants, bookstores, child care, florists, gift shops, pharmacies, studios, residential quarters, lumber yards, transportation terminals, vehicle services, satellite dishes, and public and private utilities | One acre ^c | Maximum floor area ratio area of 30 percent |
| LTD Limited Use Overlay District | Industrial, commercial, servicing, processing, and storage uses | Retail stores, florist, and special services | -- ^d | Maximum floor area ratio area of 30 percent |
| PUD Planned Unit Development Overlay District | Uses permitted in the underlying basic use district | None specified | -- ^e | Underlying basic use district minimum / maximum floor area |
| IPS Institutional and Public Service District | Public and private schools, churches, libraries, public offices, public utilities, and child care facilities | Mausoleums and funeral homes, crematories, communication towers, concert halls, lodges and clubs, public and private outdoor recreation facilities, restaurants and taverns, landfills, nursing homes, cemeteries, and satellite dishes | One acre ^c | Maximum floor area ratio area of 30 percent |
| P-1 Park and Recreation District | Public and private recreational uses such as arboretums, flood control, recreational trails and facilities, nature reserves, and historic sites | Outdoor recreational facilities, golf courses, beaches, recreation and nature center, camps, fairs, boat access sites, amphitheaters, archery ranges, miniature golf and golf ranges, utilities, and zoos | Not specified | N/A |
| FW Floodway District | Drainage, floodwater, navigation, streambank protection, water control facilities, crop harvesting, fishing, farming, impoundments, sustained forestry, fish hatcheries, preserves, open parking, open recreation, and communication towers | Navigational structures, public water control facilities, bridges, marinas, parks, parking lots, filling as approved by WDNR to permit establishment of approved bulkhead lines, open space, and public sanitary sewer facilities | N/A | N/A |
| FFO Flood Fringe Overlay District | Any use of land permitted in the underlying basic use district and residential, commercial, and industrial structures permitted in the underlying basic use district ^f | Not specified | N/A | N/A |

Table L-1 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|---|--|-------------------------------|--|
| C-1 Shoreland/Wetland Conservancy District | Recreation trails, swimming, fishing, boating, crop harvesting, silviculture, cultivation of crops, piers and docks, fencing for livestock, drainage, and repair of bridges | Road construction, construction of non-residential structures, public and private parks, and construction of utility poles and lines | N/A | N/A |
| C-2 General Conservancy District | Crop harvesting, silviculture, pasturing, cultivation of crops, piers and docks, fencing for livestock, drainage, repair of bridges, and protecting shorelines | Single-family development at one unit per five acres, road and railroad construction, public and private parks, stormwater management, and construction of utility poles and lines | Not specified | Not specified |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the City of Mequon zoning ordinance and map for specific zoning information. In addition to the zoning districts summarized above, the City of Mequon has adopted an extraterritorial zoning ordinance that applies to an approximately 1,528 acre area in the Town of Grafton.

^aAll permanent structures erected or constructed after January 1, 1988, on property that is contiguous to Lake Michigan shall be set back from the top of the bluff a distance based on a slope ratio of 2.5 feet horizontal distance to every one foot vertical distance measured from the toe of the bluff. In no case shall a building be set back less than 75 feet from the top edge of the bluff at the time of construction.

^bSingle-family residential attached dwellings in building groups of at least two but no more than four dwelling units per building.

^cLots require 40 percent open space.

^dIn accordance with the basic zoning district.

^eLot size requirements in the underlying basic use district may be modified, but the overall project density may be no greater than that permitted in the underlying district.

^fProvided that the structures comply with the filling requirements as stated in Section 3.11(2)(c) of the City of Mequon Development Code.

Source: City of Mequon Development Ordinance, adopted in 1962, revised in 1994, and last amended in June 2004, and SEWRPC.

Table L-2

CITY OF PORT WASHINGTON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|--|--|-------------------------------|--|
| R-1 Single-Family Residential District | Single-family dwellings on large lots not served by public sanitary sewer, public parks, and public utility transmission lines | Public or private outdoor recreation facilities and schools, churches, public offices, lodges, nursing homes, bed and breakfast establishments, and public utility offices | 45,000 square feet | 900 first floor minimum; 1,250 minimum for 1 story 1 – 4 bedroom; 1,400 minimum for 2 story 4 bedroom; 1,450 minimum for 1 – 2 story 5 bedroom; 1,600 minimum for 3 story 5 bedroom; 1,650 minimum for 1 -3 story 6 bedroom; 1,750 minimum for 1-3 story 7 bedroom; 1,800 minimum for 4 story 6 bedroom; 1,850 minimum for 4 story 7 bedroom; 1,950 minimum for 1-4 story 8 bedroom; 2,000 minimum for 5+ story 8+ bedroom |
| RS-1 Single-Family Residential District | All R-1 principal uses, and single-family dwellings on medium lots served by public sanitary sewer | All R-1 conditional uses | 15,000 square feet | 900 first floor minimum; 1,250 minimum for 1 story 1 – 4 bedroom; 1,400 minimum for 2 story 4 bedroom; 1,450 minimum for 1 – 2 story 5 bedroom; 1,600 minimum for 3 story 5 bedroom; 1,650 minimum for 1 -3 story 6 bedroom; 1,750 minimum for 1-3 story 7 bedroom; 1,800 minimum for 4 story 6 bedroom; 1,850 minimum for 4 story 7 bedroom; 1,950 minimum for 1-4 story 8 bedroom; 2,000 minimum for 5+ story 8+ bedroom |
| RS-2 Single-Family Residential District | All R-1 principal uses, and single-family dwellings on lots served by public sanitary sewer | All R-1 conditional uses | 12,000 square feet | 850 first floor minimum; 1,250 minimum for 1 story 1 – 4 bedroom; 1,250 minimum for 2 story 4 bedroom; 1,300 minimum for 1 – 2 story 5 bedroom; 1,450 minimum for 3 story 5 bedroom; 1,500 minimum for 1 -3 story 6 bedroom; 1,600 minimum for 1-3 story 7 bedroom; 1,650 minimum for 4 story 6 bedroom; 1,700 minimum for 4 story 7 bedroom; 1,800 minimum for 1-4 story 8 bedroom; 1,850 minimum for 5+ story 8+ bedroom |
| RS-3 Single-Family Residential District | All R-1 principal uses, and single-family dwellings on lots served by public sanitary sewer | All R-1 conditional uses | 10,000 square feet | 800 first floor minimum; 1,150 minimum for 1 story 1 – 4 bedroom; 1,150 minimum for 2 story 4 bedroom; 1,225 minimum for 1 – 2 story 5 bedroom; 1,300 minimum for 3 story 5 bedroom; 1,350 minimum for 1 -3 story 6 bedroom; 1,450 minimum for 1-3 story 7 bedroom; 1,500 minimum for 4 story 6 bedroom; 1,550 minimum for 4 story 7 bedroom; 1,650 minimum for 1-4 story 8 bedroom; 1,700 minimum for 5+ story 8+ bedroom |
| RS-4 Single-Family Residential District | All R-1 principal uses, and single-family dwellings on lots served by public sanitary sewer | All R-1 conditional uses | 8,400 square feet | 750 first floor minimum; 1,000 minimum for 1 story 1 – 4 bedroom; 1,000 minimum for 2 story 4 bedroom; 1,075 minimum for 1 – 2 story 5 bedroom; 1,150 minimum for 3 story 5 bedroom; 1,200 minimum for 1 -3 story 6 bedroom; 1,300 minimum for 1-3 story 7 bedroom; 1,350 minimum for 4 story 6 bedroom; 1,400 minimum for 4 story 7 bedroom; 1,500 minimum for 1-4 story 8 bedroom; 1,550 minimum for 5+ story 8+ bedroom |
| RS-5 Single-and Two-Family Residential District | Single-and two-family dwellings on lots potentially served by public sanitary sewer, public parks, and public utility transmission lines | Public and private schools, churches, public offices, lodges, nursing homes, and bed and breakfast establishments | 8,400 square feet | 750 first floor minimum; 1,000 (single family) 650 (two family) minimum for 1 story 1 – 4 bedroom; 1,000 (single family) 800 (two family) minimum for 2 story 4 bedroom; 1,075 (single-family) 850 (two family) minimum for 1 – 2 story 5 bedroom; 1,150 (single family) 1,000 (two family) minimum for 3 story 5 bedroom; 1,200 (single family) 1,050 (two family) minimum for 1 -3 story 6 bedroom; 1,300 (single family) 1,150 (two family) minimum for 1-3 story 7 bedroom; 1,350 (single family) 1,200 (two family) minimum for 4 story 6 bedroom; 1,400 (single family) 1,250 (two family) minimum for 4 story 7 bedroom; 1,500 (single family) 1,350 (two family) minimum for 1-4 story 8 bedroom; 1,550 (single family) 1,400 (two family) minimum for 5+ story 8+ bedroom |
| RS-6 Single-and Two-Family Residential District | All RS-5 principal uses | All RS-5 conditional uses | 10,000 square feet | 750 first floor minimum; 1,000 (single family) 650 (two family) minimum for 1 story 1 – 4 bedroom; 1,000 (single family) 800 (two family) minimum for 2 story 4 bedroom; 1,075 (single family) 850 (two family) minimum for 1 – 2 story 5 bedroom; 1,150 (single family) 1,000 (two family) minimum for 3 story 5 bedroom; 1,200 (single family) 1,050 (two family) minimum for 1 -3 story 6 bedroom; 1,300 (single family) 1,150 (two family) minimum for 1-3 story 7 bedroom; 1,350 (single family) 1,200 (two family) minimum for 4 story 6 bedroom; 1,400 (single family) 1,250 (two family) minimum for 4 story 7 bedroom; 1,500 (single family) 1,350 (two family) minimum for 1-4 story 8 bedroom; 1,550 (single family) 1,400 (two family) minimum for 5+ story 8+ bedroom |

Table L-2 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|--|---|-------------------------------|--|
| RM-1 Single-and Two-Family Residential District | Single-and two-family dwellings on lots served by public sanitary sewer, public parks, and public utility transmission lines | Public or private outdoor recreation facilities and schools, churches, public offices, lodges, nursing homes, boarding houses, and public utility offices, multi-family dwellings, and single-family attached dwellings ^a | 7,000 square feet | Not Specified |
| RM-2 Multi-Family Residential District | Multi-family dwellings, not to exceed eight dwelling units per structure on lots served by public sanitary sewer, public parks, and public utility transmission lines | All RS-5 conditional uses, and mobile homes in a mobile home court | N/A | 650 minimum for 1 story 1 – 4 bedroom; 800 minimum for 2 story 4 bedroom; 850 minimum for 1 – 2 story 5 bedroom; 1,000 minimum for 3 story 5 bedroom; 1,050 minimum for 1-3 story 6 bedroom; 1,150 minimum for 1-3 story 7 bedroom; 1,200 minimum for 4 story 6 bedroom; 1,250 minimum for 4 story 7 bedroom; 1,350 minimum for 1-4 story 8 bedroom; 1,400 minimum for 5+ story 8+ bedroom |
| RM-3 Multi-Family Residential District | Multi-family dwellings not to exceed twelve (12) dwelling units per structure on lots served by public sanitary sewer, public parks, and public utility transmission lines | All RS-5 conditional uses and commercial service utilities | N/A | 350 minimum for 1 story 1 bedroom; 400 minimum for 1 story 2 bedroom; 500 minimum for 1 story 3 bedroom; 650 minimum for 1 story 4 bedroom; 800 minimum for 2 story 4 bedroom; 850 minimum for 1 – 2 story 5 bedroom; 1,000 minimum for 3 story 5 bedroom; 1,050 minimum for 1 -3 story 6 bedroom; 1,150 minimum for 1-3 story 7 bedroom; 1,200 minimum for 4 story 6 bedroom; 1,250 minimum for 4 story 7 bedroom; 1,350 minimum for 1-4 story 8 bedroom; 1,400 minimum for 5+ story 8+ bedroom |
| RM-4 Multi-Family Residential District | Multi-family dwellings, not to exceed 36 dwelling units per structure on lots served by public sanitary sewer, public parks, and public utility transmission lines | All RM-3 conditional uses | N/A | Same as RM-3 |
| CCM Central City Mixed District | Single-family dwellings ^a , public parks, and public utility transmission lines | Public or private outdoor recreation facilities and schools, churches, public offices, lodges, nursing homes, public parks, public utility offices, multi-family dwellings, retail, services, offices, and clinics | 7,000 square feet | Same as RM-3 |
| B-1 Office District | Professional, governmental, and business offices | Banks, apartments, and child care facilities | N/A | Same as RM-3 |
| B-2 Local Service Center Business District | Community level retail, office and service uses; and apartments | Banks, apartments, child care facilities, animal hospitals, outdoor eating establishments, research facilities, private outdoor recreation facilities, appliance stores, lumber yards, and warehousing, | N/A | Same as RM-3 |
| B-3 General Business District | Community level retail, office, and service uses; hotels, transportation terminals, and commercial parking facilities | All B-2 conditional uses, lumber yards, research facilities, and warehousing | N/A | Same as RM-3 |
| B-4 Central Business District | Neighborhood level retail, office, and service uses; hotels, and commercial parking facilities | Service stations, appliance stores, research facilities, public outdoor recreation, outdoor eating facilities, and watercraft sales; public service yards, parking structures, disciplinary institutions, and hospitals, military installations, and leasing of space | N/A | Same as RM-3 |

Table L-2 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|--|--|-------------------------------|--|
| BP Business Park District | Retail, office, and service uses; and light industrial uses | Fabrication of goods, wholesale, distribution, research facilities, printing, warehousing, and public and private utility accessories | 40,000 square feet | Same as RM-3 |
| I-1 Existing Industrial District | Manufacturing, assembly, fabrication, transportation terminals, warehousing, research facilities, and lumber yards | Vehicle services, animal hospitals, salvage yards, petroleum storage, concrete plants, and existing extractive operations | N/A | N/A |
| I-2 Industrial Park District | All I-1 principal uses | All I-1 conditional uses | 40,000 square feet | N/A |
| AG Agricultural District | Agricultural uses, crop farming, dairying, and horticulture; and public utility transmission lines | Riding stables, cemeteries, churches, kennels, fire stations, and gas and electric transmission installations | 10 acres | 1,000 minimum for 1 story 1 – 4 bedroom; 1,000 minimum for 2 story 4 bedroom; 1,075 minimum for 1 – 2 story 5 bedroom; 1,150 minimum for 3 story 5 bedroom; 1,200 minimum for 1 3 story 6 bedroom; 1,300 minimum for 1-3 story 7 bedroom; 1,350 minimum for 4 story 6 bedroom; 1,400 minimum for 4 story 7 bedroom; 1,500 minimum for 1-4 story 8 bedroom; 1,550 minimum for 5+ story 8+ bedroom |
| WF Wetland Floodplain District | Public and private nature preserves, observation decks, underground and above ground utilities, roads and railroad repair, repairs of utility structures and fences, crop harvesting, public and private parks, general farming, hunting, fishing, recreation trails, and airport landing strips | Public or private outdoor recreational facilities, golf courses and ranges, utility stations, municipal water and sewer stations, and shooting and archery ranges | N/A | N/A |
| PUL Public Utility Lands District | Public institutions and cultural buildings, public offices, parks, parking lots, and utility offices | Public service yards, parking structures, disciplinary institutions, hospitals, outdoor recreation facilities, military operations, and leasing | N/A | N/A |
| OOS Office and Special Service Overlay District | Office, professional, and special service uses; any use permitted in the underlying basic use district | Any conditional use permitted in the underlying basic use district; medical clinics, nursing homes, and restaurants and taverns | -- ^c | -- ^c |
| OIP Institutional and Public Service Overlay District | Any use permitted in the underlying basic use district; public school and church institutions, cultural buildings, public offices, public and private parks, private lodges, and cemeteries | Any conditional use permitted in the underlying basic use district; disciplinary institutions, military operations, public service yards, communication towers, hospitals, and restaurants and taverns | -- ^c | -- ^c |
| OPD Planned Development Overlay District | Any principal use permitted in the underlying basic use district | Any conditional or accessory use permitted in the underlying basic use district | -- ^c | -- ^c |

Table L-2 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--------------------------------------|---|--|-------------------------------|--|
| OHS Highway Service Overlay District | Any principal use permitted in the underlying basic use district; motels, restaurants, tourist homes, public and private outdoor recreation facilities, commercial facilities, and service stations | Any conditional use permitted in the underlying basic use district | -- ^c | -- ^c |
| ODF Density Factor District | Any principal use permitted in the CCM district | Any conditional use permitted in the CCM district | 7,000 square feet | -- ^c |
| OB4 Central Business District | Any principal use permitted in the underlying basic use district | Any conditional use permitted in the underlying basic use district | -- ^c | -- ^c |
| OB5 Central Business District | Any principal use permitted in the underlying basic use district | Any conditional use permitted in the underlying basic use district | -- ^c | -- ^c |
| OAG Arterial Gateway District | All B-1, B-2, and B-3 principal uses | Any conditional use permitted in the OAG district; restaurants and taverns, vehicle service and sales, commercial parking facilities, and transportation terminals | -- ^c | -- ^c |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the City of Port Washington zoning ordinance and map for specific zoning district information.

^aIncludes multi-family apartment houses of not less than two nor more than four dwelling units per structure and not more than two stories in height, and single-family attached dwellings in row buildings of at least two but no more than four dwelling units per structure.

^bIncludes single-family attached dwellings in row buildings of at least two but no more than four dwelling units per structure.

^cIn accordance with the underlying basic zoning district.

Source: City of Port Washington Zoning Code, adopted in 1995, revised in January 1999, and last amended in July 2004, and SEWRPC.

Table L-3

VILLAGE OF BELGIUM ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|--|---|-------------------------------|--|
| A-1 General Agricultural/ Holding District | Agricultural uses, crop farming, dairying, and livestock raising; existing dwellings and essential services | Landfills and sewage treatment plants and airports and airstrips | Five acres | 1,100 minimum for two bedroom residence; 1,300 minimum for three bedroom residence |
| RD-1 Single-Family Residential District | Single-family dwellings on lots served by public sanitary sewer, foster homes, essential services, and community living arrangements with a maximum of eight persons | Clubs, community living with a minimum of nine persons, home industries, and day care facilities | 12,500 square feet | 1,100 minimum for two bedroom residence; 1,300 minimum for three bedroom residence |
| RD-2 Two-Family Residential District | Two-family dwellings on lots served by public sanitary sewer, foster homes, essential services, single-family residences, and community living arrangements with a maximum of eight persons | Clubs, community living with a minimum of nine persons, home industries, and day care facilities | 15,000 square feet | 1,100 minimum for two bedroom residence; 1,300 minimum for three bedroom residence for single family; 900 minimum for two bedroom residence; 1,100 minimum for three bedroom residence for two family |
| RM-1 Multi-Family Residential District | Multi-family dwellings not to exceed 10.9 dwelling units per net acre on lots served by public sanitary sewer, foster homes, essential services, and community living arrangements with a maximum of 15 persons | Clubs, community living with a minimum of 16 persons, home industries, day care facilities, churches, and elderly housing | 12,000 square feet | 550 minimum for one bedroom dwelling unit; 700 minimum for two bedroom dwelling unit; 900 minimum for three bedroom unit |
| B-1 Business District | Neighborhood level retail, office, and service uses | Drive-in banks, funeral homes, service stations, day care facilities, solar collectors, funeral homes, satellite antennas, governmental facilities, heliports, and bus terminals | 3,600 square feet | 550 minimum for efficiency and one bedroom dwelling unit; 700 minimum for two bedroom dwelling unit |
| B-2 Community Business District | All B-1 District principal uses; galleries, banks, retail, hotels, lodges, parking lots, restaurants, and theaters | Drive-in banks, theaters, and restaurants, funeral homes, service stations, day care facilities, animal hospitals, communication towers, satellite antennas, Indian gaming, governmental facilities, heliports, bus terminals, lumber yards, and outlet stores | 20,000 square feet | N/A |
| M-1 Light Manufacturing District | Light manufacturing and industrial uses, assembly, processing, and storage | Governmental facilities, heliports, bus terminals, day care facilities, satellite antennas, animal hospitals, animal food production, lumber yards, processing hardwood flooring, freight terminals, and restaurants, and service stations | 10,000 square feet | N/A |
| M-2 General Manufacturing District | All M-1 principal uses; general intensive manufacturing and industrial uses | Governmental facilities, heliports, bus terminals, day care facilities, satellite antennas, animal hospitals, landfills, animal food production, processing hazardous chemicals, lumber yards, processing hardwood flooring, freight terminals, restaurants, and service stations | 20,000 square feet | N/A |
| I-1 Institutional District | Public and private schools, churches, hospitals, museums, public offices, public utility offices, and water storage towers | Airports, disciplinary institutions, clubs, elderly housing, rest homes, funeral homes, cemeteries, day care facilities, and communication towers | 11,000 square feet | N/A |
| P-1 Park District | Arboretums, halls, fairgrounds, golf courses without country club, historic sites, recreation trails, playlots, outdoor skating rinks, parks, picnic areas, athletic fields, galleries, skiing, pools, and tennis courts | Shooting, archery, and driving ranges, beaches, boating, camps, golf courses, conservatories, marinas, stables, stadiums, zoos, governmental facilities, public and private schools satellite antennas, and commercial recreation facilities | N/A | N/A |
| C-1 Conservancy District | Hiking, fishing, wild crop harvesting, silviculture, agricultural uses, ditching and dredging, pier and docks, and road repairs | N/A | N/A | N/A |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village of Belgium zoning ordinance and map for specific zoning district information.

^aUtility stations, substations, wells and towers, and solar energy collectors are conditional uses permitted in all districts. The removal of top soil is also permitted as a conditional use in all districts, except the Conservancy District (C-1).

Source: Village of Belgium Zoning Ordinance, adopted in April 1991 and amended in October 1999, and SEWRPC

Table L-4

VILLAGE OF FREDONIA ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|--|--|--|--|
| A-1 General Agricultural/ Holding District | General farming, crop farming, dairying, and livestock raising; existing dwellings and a single-family dwelling | Airports and airstrips, drive-in produce stores, communication towers, and animal hospitals | Principal farm structures five acres Accessory farm structures 40,000 square feet | 2,500 minimum for residential structure |
| RS-1 Single-Family Residential District | Single-family dwellings not to exceed 2.2 dwelling units per net acre on lots served by public sanitary sewer, foster homes, essential services, and community living arrangements with a maximum of eight persons | Community living with a minimum of nine persons, studios, model homes, commercial green houses, and bed and breakfast establishments | 16,000 square feet | 1,500 minimum for one story; 1,500 minimum for 1.5 story, 1,000 first floor; 1,500 minimum for two story, 875 first floor; 1,500 minimum for bi -and tri-level, 600 at least one level; 1,500 minimum for raised ranch |
| RS-2 Single-Family Residential District | Single-family dwellings not to exceed 3.1 dwelling units per net acre on lots served by public sanitary sewer, foster homes, essential services, and community living arrangements with a maximum of eight persons | All RS-1 conditional uses | 11,500 square feet | 1,350 minimum for one story; 1,350 minimum for 1.5 story, 1,000 first floor; 1,350 minimum for two story, 875 first floor; 1,350 minimum for bi -and tri-level, 600 at least one level; 1,350 minimum for raised ranch |
| RS-3 Single-Family Residential District | Single-family dwellings not to exceed 4.4 dwelling units per net acre on lots served by public sanitary sewer; foster homes, essential services, and community living arrangements with a maximum of eight persons | All RS-1 conditional uses | 8,000 square feet | 1,080 minimum for one story; 1,080 minimum for 1.5 story, 875 first floor; 1,080 minimum for two story, 875 first floor; 1,080 minimum for bi -and tri-level, 600 at least one level; 1,080 minimum for raised ranch |
| RS-4 Single-Family Residential District | Single-family dwellings not to exceed 1.7 dwelling units per net acre on lots served by public sanitary sewer; foster homes, essential services, and community living arrangements with a maximum of eight persons | All RS-1 conditional uses | 20,000 square feet | 1,080 minimum for one story; 1,080 minimum for 1.5 story, 875 first floor; 1,080 minimum for two story, 875 first floor; 1,080 minimum for bi -and tri-level, 600 at least one level; 1,080 minimum for raised ranch |
| RD-1 Two-Family Residential District | Two-family dwellings not to exceed 7.9 dwelling units per net acre on lots served by public sanitary sewer; foster homes, essential services, and community living arrangements with a maximum of eight persons | All RS-1 conditional uses | 12,500 square feet | 1,200 minimum for one story; 1,200 minimum for 1.5 story, 900 first floor; 1,200 minimum for two story, 750 first floor; 1,200 minimum for bi -and tri-level, 750 at least one level |
| RD-2 Two-Family Residential District | Two-family dwellings not to exceed 12.1 dwelling units per net acre on lots served by public sanitary sewer, foster homes, essential services, and community living arrangements with a maximum of eight persons | All RS-1 conditional uses | 7,200 square feet | 1,000 minimum for one story; 1,000 minimum for 1.5 story, 750 first floor; 1,000 minimum for two story, 600 first floor; 1,000 minimum for bi -and tri-level, 600 at least one level |
| RD-3 Single-Family Attached Residential District | Foster homes, essential services, and community living arrangements with a maximum of eight persons | Single Family attached dwelling not to exceed 12.1 dwelling units per net acre, Community living with a minimum of nine persons, studios, model homes, commercial green houses, and bed and breakfast establishments | 9,000 square feet | 1,000 minimum |

Table L-4 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|--|--|---|--|
| RM-1 Multi-Family Residential District | Multi-family dwellings not to exceed six dwelling units per net acre on lots served by public sanitary sewer; foster homes, essential services, and community living arrangements with a maximum of 15 persons | Elderly housing, community living with a minimum of 16 persons, studios, and model homes | 12,500 square feet | One bedroom 800 per unit; Two bedroom 900 per unit; Three bedroom 1,000 per unit |
| RM-2 Multi-Family Residential District | Multi-family dwellings not to exceed eight dwelling units per net acre on lots served by public sanitary sewer; foster homes, essential services, and community living arrangements with a maximum of 15 persons | Elderly housing, community living with a minimum of 16 persons, studios, and model homes | 11,000 square feet | One bedroom 900 per unit; Two bedroom 1,000 per unit; Three bedroom 1,100 per unit |
| B-1 Central Business District | Neighborhood level retail, office, and service uses | Day care, recording studio, garden supply, outdoor sales, home improvement centers, secondhand store, medical lab, social services, building maintenance service, catering, equipment rentals, animal grooming, vehicle wholesale and repairs, hotels, taverns, clubs, live entertainment, and seasonal markets | 3,600 square feet | N/A |
| B-2 Community Business District | Community level retail sales and services and special service uses | Garden supply, greenhouses, retail establishments greater than 20,000 square feet, secondhand store, medical lab, social service facility, building and household maintenance service, catering, dry cleaning, funeral homes, equipment rentals, car wash, drive through facilities, gas stations, vehicle repair, sales, wholesales, rental, assembly hall, hotel, tavern, clubs, and live entertainment | One acre | N/A |
| B-3 Commercial Business Design District | Community – Regional level shopping areas | Day care center, garden supply, outdoor sales, greenhouse, retail establishments greater than 20,000 square feet, secondhand store, medical lab, social service facility, entertainment and recreational uses, wholesale distribution, building and home maintenance services, catering, dry cleaning, equipment rental, car wash, drive through facilities, gas stations, vehicle repairs, sales, wholesale, heavy vehicle repairs and sales, assembly halls, taverns, ambulance services, ground transportation services, and animal grooming and boarding | Three acres for non-satellite lots, 1.5 acres for satellite lots ^b | N/A |
| M-1 Limited Manufacturing District | Light manufacturing and industrial uses, assembly, processing, and storage | Day care accessory to a principal use, medical lab, building maintenance, equipment rental, animal grooming and boarding, car wash, drive through facilities, gas stations, vehicle repair, sales, wholesaling, heavy vehicle repair and sales, assembly halls, sit down and fast food restaurants, taverns, sports and recreational facilities, park facilities, recycling and waste processing, wholesale and distribution facilities, mini-warehouses, ambulance services, railroad yard, truck freight terminal, and live entertainment | 4,800 square feet | N/A |
| M-2 General Manufacturing District | All M-1 principal uses; general intensive manufacturing and industrial uses | All M-1 conditional uses; adult retail establishments | 20,000 square feet | N/A |

Table L-4 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|--|--|---|--|
| M-3 Corporate Business and Light Manufacturing Development District | Mixed grouping of corporate headquarters, offices, medical facilities, limited light manufacturing, limited support services, and hotels | All M-1 conditional uses; health clinics | Three acres for non-satellite lots, 1.5 acres for satellite lots ^b | N/A |
| I-1 Institutional District | Public and private schools, churches, hospitals, libraries, museums, public offices, public utility offices, and water storage towers | None specified | 11,000 square feet | N/A |
| P-1 Park District | Parks and reserves, amphitheaters, aquariums, arboretums, boat access sites, halls, fairgrounds, golf courses, historic sites, resorts, stadiums and arenas, theaters, libraries, clubs, recreation centers, playlots, outdoor skating rinks, picnic areas, athletic fields, galleries, skiing, pools, tennis courts, and zoos | Drive-in movies, archery ranges, golf courses with country club, driving ranges, camps, miniature golf, and arcades | N/A | N/A |
| C-1 Conservancy District | Hiking, fishing, wild crop harvesting, silviculture, agricultural uses, ditching and dredging, pier and docks, and road repairs | Road, railroad, and utility repair; public and private parks, boat access sites, nature areas, historic areas, refuges and preserves, and habitat areas | N/A | N/A |
| FWO Floodway Overlay District | Drainage, navigation, wild crop harvesting, hunting, fishing, farming, impoundments, fish hatcheries, utility poles and towers, and streambank protection | Navigational structures, public water control facilities, bridges, marinas, parks, parking lots, municipal water and sewer systems, and open space | N/A | N/A |
| FCO Floodplain Conservancy Overlay District | All FWO principal uses; flood areas | All FWO conditional uses | N/A | N/A |
| FFO Floodplain Fringe Overlay District | Any use land, except structures, that is permitted in the underlying basic use district | Residential, commercial, and industrial use structures permitted in the underlying basic use district provided that fill requirements are met, and municipal water and sewer systems | N/A | N/A |
| TND Traditional Neighborhood Development | PUD including a mix of residential districts and commercial districts as prescribed by the comprehensive plan | Any conditional use permitted in the underlying basic use district | N/A | N/A |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village of Fredonia zoning ordinance and map for specific zoning district information.

^aUtilities are allowed as conditional uses in all districts provided that all principal buildings of sewage disposal plants are not less than 50 feet from any residential district lot line.

^bA satellite lot is a confined designated area, either subdivided or in common ownership with adjacent areas, containing a single use building that is designated as an integral part of a unified commercial/retail center or business center.

Source: Village of Fredonia Zoning Ordinance, adopted in March 1995 and amended in July 2003, and SEWRPC.

Table L-5

VILLAGE OF GRAFTON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|--|---|-------------------------------|---|
| R-RE Rural Estate Single-Family Residential District | Single-family dwellings on rural estate lots and sustained yield forestry; foster and nursing homes, crop production, recreation and equestrian trails, historic sites, boat access sites, private parks and boathouses, essential services, recreational facilities, day care facilities, nature areas and sanctuaries, and community living arrangements with a maximum of eight persons | Community living facilities with nine to 15 persons, private clubhouses and stables, and agricultural lands and buildings | 130,680 square feet | 1,600 minimum plus 250 per each bedroom additional to three; 1,100 first floor minimum and 1900 minimum total for multi-story plus 100 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600 |
| R-E Estate Single-Family Residential District | Single-family dwellings on large lots and sustained yield forestry and all R-RE District principal uses | All R-RE conditional uses | 40,000 square feet | 1,600 minimum plus 250 per each bedroom additional to three; 1,100 first floor minimum and 1,900 minimum total for multi-story plus 100 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600 |
| R-1 Suburban Estate Single-Family Residential District | Single-family dwellings on large lots served by public sanitary sewer, foster and nursing homes, crop production, recreation trails, historic sites, boat access sites, private parks and boathouses, essential services, recreational facilities, day care facilities, nature areas and sanctuaries, and community living arrangements with a maximum of eight persons | Community living arrangements with nine to 15 persons and private clubhouses | 18,000 square feet | 1,600 minimum plus 250 per each bedroom additional to three; 1,100 first floor minimum and 1,900 minimum total for multi-story plus 100 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600 |
| R-S Suburban Single-Family Residential District | Single-family dwellings on lots served by public sanitary sewer, and all R-1 District principal uses | All R-1 conditional uses | 15,000 square feet | 1,600 minimum plus 250 per each bedroom additional to three; 1,050 first floor minimum and 1,900 minimum total for multi-story plus 100 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600 |
| R-2 Single-Family Residential District | Single-family dwellings on lots served by public sanitary sewer, and all R-1 District principal uses | All R-1 conditional uses | 10,000 square feet | 1,250 minimum plus 250 per each bedroom additional to three; 950 first floor minimum and 1,550 minimum total for multi-story plus 100 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600 |
| R-3 Urban Single-Family Residential District | Single-family dwellings on small lots served by public sanitary sewer, and all R-1 District principal uses | All R-1 conditional uses | 7,000 square feet | 1,250 minimum plus 250 per each bedroom additional to three; 950 first floor minimum and 1,550 minimum total for multi-story plus 100 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600 |
| R-4 Duplex/Townhouse Residential District | Two-family dwellings and attached townhouses on lots served by public sanitary sewer, foster and nursing homes, crop production, recreation trails, essential services, historic sites, boat access sites, private parks, recreational facilities, day care facilities, nature areas and sanctuaries, and community living facilities with a maximum of eight persons | All R-1 conditional uses; and multi-family attached dwellings not to exceed six dwelling units per structure | 15,000 square feet | 1,150 minimum plus 150 per each bedroom additional to three; Add 150 to minimum total area for dwellings with basements under 600 |

Table L-5 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|---|--|-------------------------------------|--|
| R-6 Urban Two-Family Residential District | Two-family dwellings on small lots served by public sanitary sewer; and all R-4 District principal uses | All R-1 conditional uses; bed and breakfast establishments | 8,000 square feet | 1,150 minimum plus 150 per each bedroom additional to 3; Add 150 to minimum total area for dwellings with basements under 600 |
| MFR-1 Medium Density Multi-Family Residential District | Multi-family attached dwelling units with more than two dwelling units per structure on lots served by public sanitary sewer, foster and nursing homes, crop production, essential services, recreation trails, historic sites, boat access sites, private parks, recreational facilities, nature areas and sanctuaries, two-family dwellings, and community living facilities with a maximum of eight persons and nine to 15 persons | Community living facilities with a minimum of 16 persons, private clubhouses, bed and breakfast establishments, and multi-family attached dwellings not to exceed six dwelling units per structure | 6,000 square feet per dwelling unit | 1,150 minimum plus 150 per each bedroom additional to three; Add 150 to minimum total area for dwellings with basements under 600; N/A to buildings with more than two dwelling units |
| MFR-2 Low Density Multi-Family Residential District | Multi-family dwellings with a maximum of two attached dwelling units on lots served by public sanitary sewer; and all MFR-1 District principal uses | Community living facilities with a minimum of 16 persons, private clubhouses, bed and breakfast establishments, and multi-family attached dwellings not to exceed six dwelling units per structure | 6,000 square feet per dwelling unit | 1,150 minimum plus 150 per each bedroom additional to three; Add 150 to minimum total area for dwellings with basements under 600; N/A to buildings with more than two dwelling units |
| CBD Central Business District | Neighborhood level retail and service uses, landscaping services, transit, travel agencies, retail, restaurants, banks, insurance facilities, personal services, appliance services, health services, museums, organizations, engineering services, bed and breakfast establishments, and essential services | Animal hospitals, home repair and construction, food and beverage production, postal service, communication utilities, drive-in restaurants, taverns, drive-in banks, hotels, crematories, business services, vehicle services, theaters, legal services, day care facilities, public buildings, environmental quality control, and vending machines | N/A | 1,150 minimum plus 150 per each bedroom additional to three; Add 150 to minimum total area for dwellings with basements under 600; N/A to buildings with more than two dwelling units; Maximum gross floor area ratio of 4.00, maximum net floor area ratio of 4.00 |
| C-1 Neighborhood Business District | Neighborhood level retail and service uses, travel agencies, retail, restaurants, insurance facilities, personal services, appliance services, essential services, historic sites, and nature areas and sanctuaries | Animal hospitals, health services, day care facilities, engineering services, bed and breakfast establishments, and vending machines | 10,000 square feet ^b | 1,150 minimum plus 150 per each bedroom additional to three; Add 150 to minimum total area for dwellings with basements under 600; N/A to buildings with more than two dwelling units; Maximum gross floor area ratio of 0.22, maximum net floor area ratio of 0.44 |
| C-2 Community Business District | Community level retail and service uses, landscaping services, transit, travel agencies, restaurants, banks, insurance facilities, personal services, appliance services, bed and breakfast establishments, essential services, historic sites, and nature areas and sanctuaries | Plant nurseries, animal hospitals, home repair and construction, postal service, public and communication utilities, drive-in restaurants, taverns, drive-in banks, hotels, crematories, business services, vehicle services, theaters, health services, legal services, day care facilities, engineering services, and vending machines | 40,000 square feet | Maximum gross floor area ratio of 0.30, maximum net floor area ratio of 0.40 |
| C-3 Commercial Service Business District | Community and local level retail and service uses, landscaping services, travel agencies, restaurants, banks, insurance facilities, personal services, business services, appliance services, health services, legal services, museums, organizations, and essential services | Plant nurseries, animal hospitals, home repair and construction, postal service, public and communication utilities, wholesale, drive-in restaurants, taverns, drive-in banks, hotels, crematories, vehicle services, theaters, day care facilities, engineering services, and vending machines | 30,000 square feet ^a | Maximum gross floor area ratio of 0.30, maximum net floor area ratio of 0.40 |
| C-4 Freeway Interchange Business District | Multi-community level retail and service uses, banks, insurance facilities, personal services, appliance services, and essential services | Plant nurseries, animal hospitals, landscaping services, home repair and construction, transit, postal service, travel agencies, public and communication utilities, restaurants, drive-in banks, hotels, crematories, business services, theaters, day care facilities, historic sites, nature areas and sanctuaries, and vending machines | 40,000 square feet ^b | Maximum gross floor area ratio of 0.29, maximum net floor area ratio of 0.45 |

Table L-5 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|------------------------------------|--|--|---------------------------------|--|
| O Office District | Professional, financial, and business office use; landscaping services, travel agencies, insurance facilities, business services, health services, legal services, organizations, engineering services, public buildings, environmental quality control, essential services, historic sites, and nature areas and sanctuaries | Animal hospitals, postal service, communication utilities, restaurants, taverns, banks, drive-in banks, hotels, personal services, day care facilities, and vending machines | 20,000 square feet ^a | 1,150 minimum plus 150 per each bedroom additional to three; Add 150 to minimum total area for dwellings with basements under 600; N/A to buildings with more than dwelling units; Maximum gross floor area ratio of 0.45, maximum net floor area ratio of 0.65 |
| BP Business Park District | Light manufacturing, light industrial uses, and limited ancillary service uses and office uses; landscaping services, industrial machinery facilities, travel agencies, insurance facilities, business services, health services, legal services, organizations, engineering services, essential services, historic sites, and nature areas and sanctuaries | Animal hospitals, printing facilities, chemical production, plastic production, leather production, metal fabrication, electronics and computer production, instrument and jewelry production, postal service, public and communication utilities, wholesale, restaurants, taverns, banks, drive-in banks, hotels, personal services, day care facilities, zoos, public buildings, environmental quality control, and vending machines | 40,000 square feet | Maximum gross floor area ratio of 0.39, maximum net floor area ratio of 0.71 |
| M-1 Industrial District | General and intensive manufacturing, industrial, warehousing, and ancillary service uses; landscaping services, forest production, clothing production, pharmaceuticals, leather production, industrial machinery facilities, electronics production, vehicle accessories, instrument and jewelry production, wholesale, business services, appliance services, essential services, historic sites, and nature areas and sanctuaries | Any conditional use permitted in the underlying basic use district; home repair and construction, food and beverage production, textile facilities, millwork, furniture stores, paper production, printing facilities, medicinal preparation, plastic production, metal foundries, metal fabrication, cycle accessories, transit, trucking services, postal service, public and communication utilities, restaurants, taverns, banks, drive-in banks, personal services, vehicle services, and day care facilities | 20,000 square feet | Maximum gross floor area ratio of 0.66, maximum net floor area ratio of 0.88 |
| PID Planned Industrial District | Provides a community of manufacturing plants, distribution warehouses, research facilities, and office uses; landscaping services, forest production, clothing production, printing facilities, pharmaceuticals, leather production, industrial machinery facilities, electronics production, vehicle accessories, instrument and jewelry production, wholesale, business services, appliance services, essential services, historic sites, and nature areas and sanctuaries | Home repair and construction, food and beverage production, textile facilities, millwork, furniture stores, paper production, medicinal preparation, plastic production, metal fabrication, cycle accessories, transit, trucking services, postal service, public and communication utilities, restaurants, banks, drive-in banks, hotels, personal services, vehicle services, day care facilities, and engineering services | 43,560 square feet | Maximum gross floor area ratio of 0.61, maximum net floor area ratio of 0.88 |
| I Institutional District | Public and private schools, churches, hospitals, museums, public offices, public utility offices, and water storage towers, personal services, business services, health services, schools and colleges, museums, organizations, public offices and buildings, environmental quality control, essential services, historic sites, nature areas and sanctuaries, and cemeteries | Transit, postal service, public and communication utilities, crematories, day care facilities, zoos, and vending machines | 15,000 square feet ^a | 1,150 minimum plus 150 per each bedroom additional to three; Add 150 to minimum total area for dwellings with basements under 600; N/A to buildings with more than two dwelling units; Maximum gross floor area ratio of 0.39, maximum net floor area ratio of 0.65 |
| PR Park and Recreation District | Fish hatcheries, museums, zoos, boat access sites, public parks, recreational facilities, historic sites, sanctuaries, essential services, and nature areas | Communication utilities, daycare facilities, private parks, campgrounds, fairgrounds, shooting and driving ranges, marinas, resorts, and vending machines | 20,000 square feet ^a | Maximum gross floor area ratio of 0.29, maximum net floor area ratio of 0.58 |

Table L-5 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|--|---|-------------------------------|---|
| A-1 Prime Agriculture District | Boat access, recreational and equestrian trails, essential services, day care facilities, existing dwellings, foster homes, recreational facilities, historic sites, nature areas and sanctuaries, private parks, private stables, cash cropping, forest production, essential services, and historic sites | Bed and breakfast establishments, private clubhouses, additional single-family dwelling, agricultural produce sales, crop and livestock production, animal hospitals, landscaping services, and fish hatcheries | 35 acres | 1,400 minimum plus 200 per each bedroom additional to three; 900 first floor minimum and 1,500 minimum total for multi-story plus 100 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross floor area ratio of 0.05 for single family dwellings and 0.10 for other farm related structures including housing for farm laborers |
| A-2 Agriculture District | Boat access, recreational and equestrian trails, essential services, day care facilities, foster homes, recreational facilities, historic sites, nature areas and sanctuaries, private parks, one-family detached dwellings, private stables, cash cropping, forest production, essential services, and historic sites | Bed and breakfast establishments, private clubhouses, agricultural produce sales, crop and livestock production, animal hospitals, landscaping services, fish hatcheries, and communication utilities | 20 acres | 1,400 minimum plus 200 per each bedroom additional to three; 900 first floor minimum and 1,500 minimum total for multi-story plus 100 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross floor area ratio of 0.05 |
| A-3 Agricultural Holding District | All A-2 principal uses | All A-2 conditional uses | 5 acres | 1,400 minimum plus 200 per each bedroom additional to three; 900 first floor minimum and 1,500 minimum total for multi-story plus 100 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross floor area ratio of 0.05 |
| PUD Planned Unit Development District | All R-RE principal uses; two- and multi-family dwellings, landscaping services, clothing production, printing facilities, pharmaceuticals, leather production, industrial machinery facilities, electronics production, vehicle accessories, instrument and jewelry production, wholesale, retail, banks, beauty salons, business services, appliance services, health services, legal services, day care facilities, museums, zoos, organizations, engineering services, public buildings, essential services, and historic sites | Community living arrangements with a maximum of eight persons and nine to 15 persons and private clubhouses, textile facilities, millwork, furniture stores, paper production, medicinal preparation, metal fabrication, cycle accessories, transit, trucking services, postal service, communication utilities, drive-in restaurants, taverns, drive-in banks, hotels, crematories, vehicle services, theaters, and vending machines | N/A | Minimum dwelling unit floor area standards are based on the nearest comparable residential zoning district, these standards may be altered contingent upon plan commission approval; Gross and net floor area ratios are based upon conditions of approval set by the plan commission |
| HPO Historic Preservation Overlay District | All principal uses permitted in the underlying basic use district | All conditional uses permitted in the underlying basic use district | N/A | -- ^c |
| FW Floodway District | Hiking, fishing, wild crop harvesting, silviculture, agricultural uses, ditching and dredging, pier and docks | None specified | N/A | N/A |
| FF Flood Fringe District | All FW District principal uses | None specified | N/A | N/A |
| GFP General Floodplain District | All FW District principal uses | None specified | N/A | N/A |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village of Grafton zoning ordinance and map for specific zoning district information.

^aRestaurants require a minimum of 40,000 square feet with a minimum lot width of 150 feet.

^bFor all land uses, except restaurants, the minimum lot size may be reduced to 30,000 square feet if primary access to the property is afforded by a single access drive shared with an abutting property.

^cLot area, width, building height, and setbacks shall conform to the requirements in the underlying basic use district.

Source: Village of Grafton Zoning Ordinance, adopted in April 2000 and amended in February 2003, and SEWRPC.

Table L-6

VILLAGE OF NEWBURG ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|--|--|--|---|
| R-1 Single-Family Residential District | One-family dwellings on lots served by public sanitary sewer, garages and sheds, foster homes, and community living with a maximum of eight persons | Churches, municipal buildings, utility offices, public and private schools, recreation areas, bed and breakfast establishments, museums, parks, historic sites, fire and police stations, libraries, golf courses, cemeteries, and recreational facilities | 20,000 square feet | 1,500 minimum |
| R-2 Single-Family Residential District | All R-1 principal uses | All R-1 conditional uses | 14,000 square feet | 1,350 minimum |
| R-3 Single-Family Residential District | All R-1 principal uses | All R-1 conditional uses | 10,000 square feet | 1,150 minimum |
| R-4 Single-Family Residential District | All R-1 principal uses | All R-1 conditional uses; catering businesses, funeral homes, golf courses, cemeteries, and recreational facilities | 8,700 square feet | 1,100 minimum |
| RD-1 Single-and Two-Family Residential District | Single-and two-family dwellings on lots served by public sanitary sewer, garages and sheds, foster homes, and community living with a maximum of eight persons | Churches, municipal buildings, utility offices, public and private schools, recreation areas, hospitals, museums, parks, historic sites, fire and police stations, libraries, golf courses, cemeteries, and recreational facilities | Single-family dwelling 10,000 square feet; Two-family dwelling 13,200 square feet | 1,150 minimum for single family; 900 minimum for two family dwellings with full basement, 1,100 minimum for two family without full basement |
| RM-1 Multi-Family Residential District | Multi-family dwellings on lots served by public sanitary sewer, garages and sheds, foster homes, and community living with a maximum of eight persons and nine to 15 persons | Municipal buildings, utility offices, funeral homes, hospitals, public and private schools, museums, parks, historic sites, fire and police stations, libraries, golf courses, cemeteries, and recreational facilities | 12,000 square feet | 600 minimum for one bedroom unit; 800 minimum for two bedroom unit; 1,000 for three bedroom unit; Add an additional 100 per unit if full basement is not provided |
| MH Mobile Home Park and Mobile Home Subdivision District | Mobile home parks and subdivisions | None | Park 5,000 square feet; Sub-division 6,000 square feet | 600 minimum for mobile home park; 720 minimum for mobile home sub-division |
| B-1 Central Business District | Neighborhood level retail, office, and service uses, hotels, restaurants, and existing single- and two-family dwellings | Ground floor residential quarters, other retail and service uses not listed as a principal use, and commercial recreational facilities | 6,000 square feet | 300 minimum for efficiently unit; 420 minimum for one bedroom unit; 500 minimum for two bedroom unit |
| B-2 Business District | Community level retail, office, and service uses; hotels, restaurants, existing single- and two-family dwellings, funeral homes, vehicle and farm sales and service, service stations, drive-in banks and restaurants, and commercial stores | Single-family business residences, other retail and service uses not listed as a principal use, and commercial recreational facilities, and boat launches | 14,000 square feet | 1,350 minimum for single family residence |
| M-1 Manufacturing District | Manufacturing, warehousing, and fabrication uses; farm sales and services | Chemical storage, recycling centers, and communication towers | 16,000 square feet | Maximum of 30 percent building lot coverage |
| M-2 Manufacturing District | Intensive manufacturing and fabrication uses; and all M-1 District principal uses | All M-1 conditional uses; warehouses, sewer plants, landfills, and communication towers | 40,000 square feet | Maximum of 45 percent building lot coverage |
| A-1 Agricultural District | Farming, dairying, livestock raising, orchards, forestry, stables, viticulture, existing dwellings, essential services, and a produce stand | Fur farms, kennels, boarding houses, and bed and breakfast establishments, sewer plants, landfills, golf courses, cemeteries, recreational facilities, and communication towers | 20 acres | 1,500 minimum for residential buildings |

Table L-6 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|--|--|-------------------------------|--|
| A-2 Agricultural District | All A-1 principal uses | All A-1 conditional uses | 10 acres | 1,500 minimum for residential buildings |
| C-1 Conservancy District | Wildlife and forestry management, wild crop harvesting, fishing, trap shooting clubs, dams and power stations, sewer plants, parks, golf courses, and campgrounds | Sewer plants, landfills, and boat launches | N/A | N/A |
| HPO Historic Preservation Overlay District | Preserve and enhance existing buildings in downtown area | None | N/A | N/A |
| Wastewater Treatment Overlay District | Wastewater and sewer treatment facilities | None | N/A | N/A |
| SW Shoreland/Wetland District | Hiking, fishing, hunting, boating, wild crop harvesting, silviculture, grazing, cultivation of crops, and duck blind, fence, dock and pier, bridges, and drainage system repair | Road, nonresidential structures, and utility line construction and repair and public and private parks | N/A | N/A |
| FW Floodway District | Farming, grazing, nurseries, forestry, airstrips, public and private parks and facilities, historic sites, extraction, public utilities, and docks and piers | None | N/A | N/A |
| FF Flood Fringe District | Any structures, land use, or development not prohibited by any other local, state, or federal ordinance; structures must be placed on fill and meet all requirements specified in the Village of Newburg Shoreland - Wetland and Floodplain Zoning Code (Chapter 21) | None | N/A | N/A |
| GFP General Floodplain District | All FW and FF Districts principal uses | None | N/A | N/A |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village of Newburg zoning ordinance and map for specific zoning district information.

^aUtilities are allowed as conditional uses in all districts provided all principal structures and uses are not less than 50 feet from any residential district lot line.

Source: Village of Newburg Zoning Ordinance, adopted 1991 and revised in 1994, and SEWRPC.

Table L-7

VILLAGE OF SAUKVILLE ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|---|---|---|---|
| A-1 Agricultural District | Agricultural uses, general farming, keeping and raising of domestic stock, existing dwellings, and essential services | Airports and airstrips, landfills, sewage treatment plants, and utility substations | Five acres | 1,500 minimum; 800 first floor minimum for bi-level or two story; 350 per level minimum for tri-level |
| R-1 Single Family Residential District | Single family dwellings, community living arrangements with capacity for eight or fewer, and essential services | Governmental and cultural facilities, schools, clubs, community living arrangements with a capacity of 9 or more, and home industry | 20,000 square feet | 1,600 minimum; 1,000 first floor for bi-level or two story; 550 per level for tri-level |
| R-2 Single Family Residential District | All R-1 principal uses | All R-1 conditional uses | 12,000 square feet | 1,400 minimum; 1,000 first floor minimum for bi-level or two story; 450 per level minimum for tri-level |
| R-3 Single Family Residential District | All R-1 principal uses | All R-1 conditional uses | 10,000 square feet | 1,200 minimum; 800 first floor minimum for bi-level or two story; 400 per level minimum for tri-level |
| R-4 Two-Family Residential District | Two-family dwellings, community living arrangements with a capacity of eight or fewer, essential services | All R-1 conditional uses | 14,500 square feet; 7,250 square feet per family | 1,200 minimum per dwelling unit; 1,200 first floor minimum for two unit building |
| R-5 Multi-Family Residential District | Two-family or multi-family with all brick or natural stone exteriors, community living arrangements with a capacity of 15 or fewer, essential services | Governmental and cultural facilities, schools, clubs, housing for the elderly, rest homes, community living arrangements with a capacity of 16 or more, home industry | 22,000 square feet; 3,630 square feet per efficiency unit; 4,356 square feet per one bedroom unit; 5,445 square feet per two bedroom or larger unit | 500 minimum for efficiency unit; 850 minimum for one bedroom unit; 1,000 minimum for two bedroom or larger unit |
| B-1 Central Business District | Community level retail, office, and service uses; hotels, restaurants (except drive-in restaurants), and non-ground level rental dwelling units | Governmental and cultural facilities, passenger transport terminals, funeral homes, drive-in banks, service stations, and satellite dish antennas | Lots shall provide sufficient room for principal structure, accessory uses, off street parking, and required set backs | 350 minimum for efficiency unit; 500 minimum for one bedroom unit; 600 minimum for two bedroom or larger unit |
| B-2 Retail Shopping Center Business District | Community level retail, office, and service uses; restaurants (except drive-in restaurants) | All B-1 conditional uses | Four acres | N/A |
| B-3 Office and Professional Business District | Office, professional and special services; studios, banks, medical clinics, and parking lots | All B-1 conditional uses | 10,000 square feet | 350 minimum for efficiency unit; 500 minimum for one bedroom unit; 600 minimum for two bedroom unit |
| B-4 Highway Shopping Center Business District | Community level retail, office, and service uses; hotels, restaurants, vehicle sales and service, service stations, drive-in banks and restaurants, bowling alleys, indoor tennis and racquetball courts, building supply stores, and commercial day care centers | Governmental and cultural facilities, passenger transport terminals, drive-in theaters, funeral homes, radio and television towers, limited manufacturing concerns featuring outlets, roof mounted satellite dish antennas, animal hospitals, and lumber yards | 20,000 square feet | N/A |
| M-1 Light Manufacturing District | Limited assembly, processing, manufacturing, and storage of an operational nature that will not be detrimental to the surrounding area or the Village as a whole | Airports and airstrips, governmental and cultural facilities, passenger transport terminals, roof mounted satellite dish antennas, animal hospitals, manufacturing of feeds, lumber yards, manufacturing of dimension hardwood flooring, freight yards and terminals, and commercial services | 20,000 square feet | Minimum area for principal manufacturing structure is the smaller of 7.5 percent of lot area or 5,000 square feet; Maximum of 50 percent floor area of all structures combined to lot ratio |

Table L-7 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|--|--|---|--|
| M-2 General Manufacturing District | All M-1 principal uses and manufacturing and industrial uses of a more general and less restrictive nature | Airports and airstrips, governmental and cultural facilities, passenger transport terminals, roof mounted satellite dish antennas, animal hospitals, dumps and sewage treatment plants, manufacturing of feeds, lumber yards, manufacturing of dimension hardwood flooring, freight yards and terminals, and commercial services | 20,000 square feet | Minimum area for principal manufacturing structure is the smaller of 7.5 percent of lot area or 5,000 square feet; Maximum of 50 percent floor area of all structures combined to lot ratio |
| I-1 Institutional District | Public or private schools, churches, hospitals, nursing homes, clinics, libraries, community centers, museums, and public office and service buildings | Airports and airstrips, correctional institution; cemeteries, clubs, housing for the elderly, rest homes, funeral homes, and radio and television towers | 10,000 square feet | 1,400 minimum; 1,000 first floor minimum for bi-level or two story; 450 per level minimum for tri-level (permitted residential uses) |
| P-1 Park District | Parks, and recreational and open space uses | Governmental and cultural facilities, schools, and satellite dish antennas | N/A | N/A |
| C-1 Conservancy District | Preservation of protected ponds, streams, and wetlands | Construction of streets, non-residential buildings, utility lines, railroad lines; and parks | N/A | N/A |
| FWO Floodway Overlay District | Protection of floodway from structures or other uses that would impede flow of water during periodic flooding | Open space and related uses, accessory structures, and municipal water supply and sanitary sewerage collection systems | N/A | N/A |
| FFO Floodplain Fringe Overlay District | Any use of land, except development involving structures, that is permitted in the underlying basic use district | Accessory structures, residential, commercial structures, and industrial structures provided filling and dry land access requirements are met; and municipal water supply and sanitary sewerage collection systems | N/A | N/A |
| PUD Planned Unit Development Overlay District | Uses permitted in the PUD Overlay District shall conform to uses generally permitted in the underlying basic use district | Not specified | Residential five acres; commercial five acres; industrial 20 acres; mixed compatible use 20 acres | N/A |
| B-P Business Park District | All M-1 principal uses; corporate headquarters, sales offices, distribution centers, professional offices, government offices and services, park and ride lots, day care centers, commercial activities that support the park, and any other land use the Industrial Development Committee finds similar in nature | Not specified | 40,000 square feet | Minimum area for principal manufacturing structure is the smaller of 7.5 percent of lot area or 5,000 square feet; Maximum of 50 percent floor area of all structures combined to lot area ratio |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village of Saukville zoning ordinance and map for specific zoning district information.

^aUtilities are allowed as conditional uses in all districts provided all principal structures and uses are not less than 50 feet from any residential district lot line. Solar energy collectors are allowed as conditional uses in all districts provided the structure complies with all height, setback, and screening and landscaping requirements of the district in which it is located. Removal and sale of top soil is a conditional use in all districts except for the C-1 district.

Source: Village of Saukville Zoning Ordinance, adopted in 1988 and revised in 1990 and 1995, and SEWRPC.

Table L-8

VILLAGE OF THIENSVILLE ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|--|---|-------------------------------|---|
| R-1 Single-Family Residential District | Single-family dwellings not to exceed 3.2 dwelling units per net acre on lots served by public sanitary sewer, community living arrangements serving eight or fewer people, and essential services | Utility substations, solar collectors, and professional home offices | 13,500 square feet | 1,200 minimum |
| R-2 Single-Family Residential District | Single-family dwellings not to exceed 6.4 dwelling units per net acre on lots served by public sanitary sewer, community living arrangements serving eight or fewer people, and essential services | Utility substations, boarding houses, solar collectors, and professional home offices | 6,800 square feet | 1,000 minimum |
| R-3 Two-Family Residential District | Two-family dwellings not to exceed 5.8 dwelling units per net acre on lots served by public sanitary sewer, community living arrangements serving eight or fewer people, and essential services | All R-2 conditional uses | 15,000 square feet | 1,000 minimum per dwelling unit |
| R-4 Multi-Family Residential District | Multi-family dwellings not to exceed 11.5 dwelling units per net acre or eight dwelling units per structure on lots served by public sanitary sewer, two-family dwellings, community living arrangements serving eight or fewer people, and essential services | Elderly housing, boarding houses, and utility substations | 15,000 square feet | 525 minimum for efficiency and 1 bedroom units; 675 minimum for two bedroom and larger units |
| R-5 Multi-Family Residential District | Multi-family dwellings not to exceed 11.5 dwelling units per net acre or 12 dwelling units per structure on lots served by public sanitary sewer; essential services, and community living arrangements serving eight or fewer people | Elderly housing, boarding houses, and utility substations | 15,000 square feet | 525 minimum for efficiency and 1 bedroom units; 675 minimum for two bedroom and larger units |
| B-1 Central Business District | Neighborhood level retail, office, and service uses, banks, clinics, restaurants (except drive-in), and parking lots | Utilities, satellite antennas, solar collectors, apartment units, outdoor displays, drive-in banks and restaurants, all structures over 20,000 square feet, retail structures over 17,000 square feet | 7,200 square feet | Not specified |
| B-2 Shopping Center Business District | Community level retail, office, and service uses, banks (except drive-in), clinics, restaurants and taverns, funeral homes, supermarkets, and parking lots | Utilities, printing, drive-in banks, solar collectors, outdoor displays, processing and assembling not to exceed 1,000 square feet, all structures over 20,000 square feet, and apartment units located above primary businesses | Four acres | Not specified |
| B-3 Office and Professional Business District | Professional and public offices and special service uses, banks (except drive-in), clinics, and studios | Crematories, funeral homes, utilities, radio and television stations, drive-in banks, and apartment units located above or adjacent to businesses, and all structures over 20,000 square feet | 15,000 square feet | Not specified |
| B-4 Highway Business District | All B-2 principal uses; hotels, building supply stores, transportation sales and services, restaurants (except drive-in), and convenience food stores | Service stations, drive-in banks and restaurants, solar collectors, lumber yards, crematories, utilities, printing, outdoor displays, processing and assembling not to exceed 2,000 square feet, all structures over 20,000 square feet, and apartment units over or adjacent to businesses | 15,000 square feet | Not specified |
| R-1 Single-Family Residential District | Single-family dwellings not to exceed 3.2 dwelling units per net acre on lots served by public sanitary sewer, community living arrangements serving eight or fewer people, and essential services | Utility substations, solar collectors, and professional home offices | 13,500 square feet | 1,200 minimum |
| I-1 Institutional District | Public and private schools, churches, fraternal lodges, hospitals, museums, libraries, public offices, public utility offices, and water storage towers | Utilities, solar collectors, and communication towers | 15,000 square feet | 1,200 minimum for dwelling unit |
| P-1 Park District | Arboretums, fairgrounds, historic sites, playlots, ice skating rinks, parks, picnic areas, athletic fields, swimming pools, recreation centers, tennis courts, and forest reserves | Archery ranges, solar collectors, public pools, and gymnasiums | N/A | N/A |
| FW Floodway District | Drainage, floodwater, navigation, streambank protection, water control facilities, and other uses that are adjacent to the floodway not including structures | Navigational structures, public water control facilities, bridges, marinas, open space, and municipal water and sewer systems | N/A | N/A |

Table L-8 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|--|--|-------------------------------|--|
| FFO Floodplain Fringe Overlay District | Any use of land, except the development of structures, that is permitted in the underlying basic use district | Residential and industrial structures provided the structure is permitted in the underlying basic use district and such structures meet fill requirements, and municipal water and sewer systems | N/A | N/A |
| PDO Plan Development Overlay District | All principal uses permitted in the underlying basic use district | All conditional uses permitted in the underlying basic use district | N/A | N/A |
| SWO Shoreland Wetland Overlay District | Hiking, fishing, swimming, boating, wild crop harvesting, silviculture, agricultural uses, ditching and dredging, and construction and maintenance of piers and docks and existing roads | Construction of streets, non residential buildings, utility lines, railways, and development of public and private parks | N/A | N/A |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village of Thiensville zoning ordinance and map for specific zoning district information.

Source: *Village of Thiensville Zoning Ordinance, adopted in October 1986 and most recently amended in June 2004, and SEWRPC.*

Table L-9

TOWN OF BELGIUM ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|---|---|-------------------------------|--|
| R-1 Single-Family Residential District | Single-family dwellings | Governmental and cultural uses, offices, and services; schools; cluster/conservation developments; nursing homes, clinics and children's nurseries; clubs, home occupations, and bed and breakfasts | 1.5 acres | 1,200 square foot minimum |
| B-1 Commercial District | Community level retail and restaurants; business and professional offices; and clinics | Governmental and cultural uses, offices, and services; passenger transportation terminals, schools, various commercial uses such as banks, drive-in establishments, coin operated laundries, hotels and motels, studios, publishing offices, and department stores; vehicle sales and service, parking lots, and commercial recreational facilities | 1.5 acres | Not specified |
| M-1 Industrial District | Automotive and machinery sales, storage, and repair; painting, printing, publishing, warehousing, wholesaling, and offices; light manufacturing, fabrication, packaging, and assembly | Airports and airstrips, governmental and cultural uses, offices, and services; passenger transportation terminals, recycling stations, sewage treatment plants, and general warehousing and indoor storage | 1.5 acres | Not specified |
| A-1 Agricultural District | Agricultural and general farming; single family dwelling for the person(s) engaged in, and earning a substantial portion of income from, the farm operation | Airports and airstrips, colleges, medical, religious, and correctional institutions; cemeteries, bed and breakfasts, livestock yards with more than 600 head, animal hospitals and shelters, kennels, and manufacturing or processing of food, beverages, and other materials | 35 contiguous acres | 1,200 square foot minimum |
| A-2 Agricultural District | Maintain, preserve, and enhance agricultural land while allowing for conforming uses of buildings deemed nonconforming in the A-1 District | Airports and airstrips, colleges, medical, religious, and correctional institutions; cemeteries, bed and breakfasts, livestock yards with more than 600 head, animal hospitals and shelters, kennels, and manufacturing or processing of food, beverages, and other materials | 35 contiguous acres | 1,200 square foot minimum |
| C-1 Conservancy Overlay District | Recreation, conservation, water retention, and wildlife preserves | Drainageways, public water measurement and control, grazing, orchards, truck farming, and wildcrop harvesting | N/A | N/A |
| P-1 Park District | Parks, arboretums, playgrounds, wildlife preserves, general recreation, and water conservation | Governmental and cultural uses, offices, and services; schools, colleges, medical, religious, and correctional institutions; cemeteries; camping, firearm and archery facilities, outdoor sporting facilities and recreational facilities; and commercial recreational facilities | N/A | N/A |
| R-1 Single-Family Residential District | Single-family dwellings | Governmental and cultural uses, offices, and services; schools; cluster/conservation developments; nursing homes, clinics and children's nurseries; clubs, home occupations, and bed and breakfasts | 1.5 acres | 1,200 square foot minimum |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Belgium Zoning Ordinance and map for specific zoning district information.

^aUtilities are allowed as conditional uses in all districts. Communication structures are allowed as conditional uses in all districts except the R-1 District.

Source: Town of Belgium Zoning Ordinance, adopted in October 1986 and most recently amended in June 2004, and SEWRPC.

Table L-10

TOWN OF CEDARBURG ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|---|--|-------------------------------|---|
| R-1 Single-Family Residential District | Single-family dwellings | Governmental and cultural uses | 80,000 square feet | 1,800 minimum; 1,200 first floor minimum for two story |
| R-2 Single-Family Residential District | Single-family dwellings | Governmental and cultural uses, public and private schools and churches, and home offices | 40,000 square feet | 1,500 minimum; 1,000 first floor minimum for two story |
| R-3 Single-Family Residential District | Single-family dwellings | Governmental and cultural uses, public and private schools and churches, clubs and lodges, rest and nursing homes, home offices, and boarders and lodgers | 40,000 square feet | 1,200 minimum; 1,000 first floor minimum for two story |
| B-1 Neighborhood Business District | -- ^b | Retail, office, and service uses; taverns, restaurants, lodges, clubs, clinics, governmental and cultural uses, and heliports and bus depots | One acre | Not specified |
| B-2 Planned Business District | -- ^b | All B-1 conditional uses; banks, hotels, printing, private schools, publishing, governmental and cultural uses, heliports and bus depots, drive-in theaters and restaurants, motels, funeral homes, drive-in banks, tourist homes, and commercial recreational facilities | Two acres | Not specified |
| B-3 Business District | -- ^b | Retail and service uses; printing and publishing, warehousing, studios, transportation terminals, laundering, distributors, greenhouses, vehicle and farm equipment services, storage, laboratories, governmental and cultural uses, and heliports and bus depots | One acre | Not specified |
| M-1 Industrial District | Light manufacturing, processing, and assembling uses; printing and publishing, painting, laundering, warehousing, distributors, greenhouses, vehicle and farm equipment services, storage, and laboratories | Airports and airstrips, governmental and cultural uses, heliports and bus depots, communication towers, animal hospitals, and incinerators | One acre | Not specified |
| M-2 Planned Industrial District | -- ^b | All M-1 principal uses; freight terminals, storage, crematories, breweries, governmental and cultural uses, heliports and bus depots, communication towers, animal hospitals, incinerators, processing chemical products, outside storage, commercial service facilities, planned industrial developments, and existing extractive and processing operations | One acre | 1,200 minimum; 1,000 first floor minimum for two story apply to existing residences |
| M-3 Quarrying District | Existing mineral extraction and concrete manufacturing | Expansion of existing mineral extraction and concrete manufacturing or new extraction and concrete operations | N/A | N/A |
| A-1 Agricultural District | Apiculture, dairying, forestry, farming, grazing, greenhouses, hatcheries, horticulture, livestock and poultry raising, nurseries, orchards, paddocks, stables, truck farming, and viticulture | Agricultural buildings and high density animal enclosures, existing non-metallic mining operations, airports and airstrips, colleges, hospitals, cemeteries, crematories, correctional institutions, animal hospitals, incinerators, farm labor housing, commercial raising of farm animals, and transportation storage | Five acres | 1,200 minimum; 1,000 first floor minimum for two story apply to farm dwellings |
| A-2 Prime Agricultural District | All A-1 principal uses | All A-1 conditional uses; one additional single-family dwelling | 35 acres | 1,200 minimum; 1,000 first floor minimum for two story apply to farm dwellings |
| C-1 Conservancy District | Drainageways, floodways, floodplains, fishing, hunting, historic sites, fish hatcheries, soil and water conservation, forestry, streambank protection, water retention, and wildlife preserves | Water control facilities, grazing, lodges, orchards, truck farming, and wild crop harvesting | N/A | N/A |

Table L-10 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|---|--|--|--|
| P-1 Public and Private Park District | Parks and preserves, arboretums, playgrounds, fishing, wading, swimming, beaches, skating, sledding, forestry, soil and water conservation, and water control facilities | Airports and airstrips, governmental and cultural uses, public and private schools and churches, colleges, hospitals, cemeteries, crematories, correctional institutions, communication towers, archery and shooting ranges, beaches, boating, camps, driving ranges, golf courses, recreation trails, hunting, marinas, swimming pools, skating rinks, stadiums, conservatories, and zoos | N/A | N/A |
| E-1 Estate District | Single-family dwellings and non-commercial accessory uses | Navigational structures, public water control facilities, bridges, marinas, parks, parking lots, municipal water and sewer systems, and open space | Four acres | 1,800 minimum; 1,000 first floor minimum for two story |
| CR-A Countryside Residential A District ^c | Single-family dwellings in cluster subdivision developments with a maximum density of one dwelling unit per four acres and a minimum open space requirement of 50 percent | Public and private parks and schools, churches, home offices, clubs, public offices, public utility lines, and agricultural buildings | 1.5 acres; density of one dwelling unit per four acres | 1,500 minimum; 1,000 first floor minimum for two story |
| CR-B Countryside Residential B District ^c | Single-family dwellings in cluster subdivision developments with a maximum density of one unit per four acres and a minimum open space requirement of 50 percent | All CR-A District conditional uses; non-domesticated animals and facilities | 1.5 acres; density of one dwelling unit per four acres | 1,500 minimum; 1,000 first floor minimum for two story |
| TR Transitional Residential District | Single-family detached dwellings | All CR-A District conditional uses | 1.5 acres | 1,500 minimum; 1,000 first floor minimum for two story |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Cedarburg ordinance and map for specific zoning district information. In addition, the Town of Cedarburg zoning code includes residential, commercial, and industrial Planned Unit Developments (PUD) as conditional uses.

^aBed and breakfast establishments and utilities are considered conditional uses and may be permitted in any district. Landfills are also permitted as a conditional use in all districts, except the Conservancy District (C-1). Sport fields are permitted as a conditional use in all districts, except residential districts.

^bNo principal permitted uses; all uses are conditional.

^cIndividual parcels eight acres or greater in size are exempt from the clustering requirements of this district.

Source: Town of Cedarburg Zoning Ordinance, adopted in December 1991, and SEWRPC.

Table L-11

TOWN OF FREDONIA ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|--|---|-------------------------------|--|
| A-1 Exclusive Agricultural District | Agricultural and general farming uses, plant nurseries, sod farming, apiculture, viticulture, one single-family dwelling, and essential services | Housing for farm laborers, housing for seasonal workers, barns, silos, sheds, and other storage structures without construction of a single-family dwelling; commercial feed lot, commercial fur farm; commercial egg production, and airstrips and landing fields | 35 acres | 950 minimum for farm dwelling |
| A-2 Agricultural District | All A-1 principal uses; agricultural warehousing, animal hospitals and kennels, packaging of fruits and vegetables, corn shelling services, hay baling services, threshing services services, grist milling, horticultural services, poultry hatchery, and stables | Bird seed and grain preparation, drying of fruits and vegetables, fluid milk processing, livestock sales, poultry and small game packing, production of butter, production of cheese, production of sausage, recreational vehicle and boat storage, milling of corn, a second single-family home, and farm service business (not including sales) | Five acres | 1,200 minimum for farm dwelling |
| A-3 Agricultural / Rural Residential District | All A-2 principal uses | All A-2 conditional uses | 10 acres | 1,200 minimum for farm dwelling |
| R-1 Single-Family Residential District | Single-family dwellings; essential services | Cluster and condominium development, moving of existing buildings, and conversions of single-family dwelling to two-family dwelling | Three acres | 1,400 minimum |
| R-2 Single-Family Residential District | Single-family dwellings; home occupations | Moving of existing buildings, and conversions of single-family dwelling to two-family dwelling | One acre | 1,200 minimum |
| R-3 Single-Family Residential District | All R-2 principal uses | All R-2 conditional uses | 20,000 square feet | 1,200 minimum |
| R-4 Single-Family Residential District | All R-2 principal uses | All R-2 conditional uses | 7,500 square feet | 1,000 square feet |
| R-5 Mobile Home Park District | Mobile home parks | All R-2 conditional uses | 5,000 square feet | Not specified |
| B-1 Urban Business District | Barber and beauty shops, grocery stores, restaurants, taverns, variety stores, and antique stores | Automotive sales and service, automotive body repair, food lockers, funeral homes, and other commercial uses not listed as a permitted or conditional use | 7,200 square feet | N/A |
| B-2 Highway Business District | None | Drive-in establishments, gas stations, motels, building supply and lumber yards, grocery stores, taverns and supper clubs, animal hospitals and kennels, accessory garages, and residential quarters for owner or employee of a business | One acre | N/A |
| M-1 Urban Industrial District | Automotive body repair, greenhouses, food processing, farm machinery sales and repair, food locker plants, machine shops, painting, storage and sales of equipment, warehousing, and wholesaling | Sewage treatment plants, gas stations and restaurants, truck transfer stations, meat and poultry processing, and production of dairy products | 7,200 square feet | N/A |
| M-2 General Industrial District | All M-1 principal uses | All M-1 conditional uses; fertilizer manufacturing, stockyards, solid waste disposal sites, outside storage | One acre | N/A |
| M-3 Extractive District | None | Mining of rock, slate, gravel, sand, top soil, and other minerals; processing of extracted minerals, processing of top soil, mixing of asphalt, aggregate or ready-mix plant, manufacture of cement, manufacture of lime, gypsum, and plaster of Paris; and storage of mineral products | N/A | N/A |

Table L-11 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|-------------------------------------|---|---|-------------------------------------|--|
| P-1 Park District | Boat rental and access sites, fairgrounds, golf courses without country club facilities, historic sites, nature trails, tot lots, outdoor skating rinks, parks and playgrounds, athletic fields, sledding, tennis courts, accessory buildings to permeated uses | Archery ranges, beaches, bathhouses, swimming pools, golf courses with country club facilities, driving ranges, trap shooting ranges, sportsman's clubs, stadiums, zoological or botanical gardens, and campgrounds | One acre, tot lot 7,200 square feet | N/A |
| P-2 Urban Institutional District | Churches, hospitals, nursing homes, clinics, libraries and museums, public administrative and service buildings, and public utility offices | Bus and motor freight terminals, electric plants and substations, water storage tanks and towers, radio and television towers, and cemeteries | 7,200 square feet | N/A |
| P-3 Rural Institutional District | Schools, colleges, universities, churches; public administrative and service buildings | All P-2 conditional uses, airports, landing fields, and helipads | One acre | N/A |
| C-1 Lowland Conservancy District | Agricultural uses when conducted in accordance with Ozaukee County conservation standards, fishing, hunting, preservation of scenic, historic, scientific areas, public fish hatcheries, stream bank and lakeshore preservation, and water retention and wildlife preserves | None | N/A | N/A |
| C-2 Upland Conservancy District | Agricultural areas when conducted in accordance with Ozaukee County conservation standards, hunting and fishing, preservation of scenic, historic, and scientific areas; forest and game management, park and recreation areas, single-family dwellings | None | Five acres | 1,600 minimum |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Fredonia zoning ordinance and map for specific zoning district information.

^a Community living arrangements (CLA) including foster homes and adult living homes are permitted in all residential districts. CLA's with 9 to 15 persons are permitted in multi-family districts.

Source: Town of Fredonia Zoning Ordinance, adopted in 2005, and SEWRPC.

Table L-12

TOWN OF GRAFTON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|---|--|---|---|
| A-1 Exclusive Agricultural District | Apiculture, dairying, farming, grazing, floriculture, raising of grains, fruits, and vegetables, sod farming, livestock and poultry raising, nurseries, orchards, viticulture, existing dwellings, single-family dwelling, farm buildings, and essential services | Additional single-and two-family dwellings, commercial raising, board, or butchering of animals such as dogs, mink, rabbits, foxes, goats, pigs, and fowl; veterinary services, recreation vehicle storage, commercial and noncommercial stables, temporary storage, archery ranges, beaches, boating, camps, golf courses and ranges, stadiums and gyms, marinas, sport fields, and public swimming pools | 35 acres | 1,250 minimum; 800 first floor minimum for two story |
| A-2 Agricultural/ Rural Residential District | Apiculture, farming, floriculture, raising of fruits and vegetables, sod farming, poultry raising, nurseries, orchards, viticulture, existing dwellings, single-family dwelling, farm buildings, agricultural warehousing, and essential services | Commercial raising, recreation vehicle storage, noncommercial stables, animal hospitals, poultry services, temporary storage, archery ranges, beaches, boating, camps, golf courses and ranges, stadiums and gyms, marinas, sport fields, and public swimming pools | 10 acres | 2,000 minimum; 1,200 first floor minimum for two story |
| R-1 Residential District | Single-family dwellings on large lots and essential services | Noncommercial stables, nursing homes, archery ranges, beaches, boating, camps, golf courses and ranges, stadiums and gyms, marinas, sport fields, and public swimming pools | Five acres | 3,000 minimum; 1,800 first floor minimum for two story |
| R-2 Residential District | Single-family dwellings on large lots and essential services | Noncommercial stables, nursing homes, archery ranges, beaches, boating, camps, golf courses and ranges, stadiums and gyms, marinas, sport fields, and public swimming pools | Three acres | 2,000 minimum; 1,200 first floor minimum for two story |
| R-3 Residential District | Single-family dwellings and essential services | Noncommercial stables, nursing homes, two-family dwellings, archery ranges, beaches, boating, camps, golf courses and ranges, stadiums and gyms, marinas, sport fields, and public swimming pools | One acre | 1,500 minimum; 1,000 first floor minimum for two story |
| R-4 Conservation Development District | - - ^b | Single-family residential; agricultural activities; open space uses; conservation easements; stormwater management; water, sewer, and utility facilities; archery ranges; beaches, boating, camps, golf courses and ranges; stadiums and gyms; marinas; sports fields, and public swimming pools | 21,780 square feet when 70 percent of common open space is provided; One acre when 60 percent of common open space is provided | Maximum 10 percent lot coverage |
| RCDO Residential Conservation Development Overlay District | - - ^b | Single-family residential; two-family residential; agricultural activities; open space uses; conservation of natural features in their existing state; easements; uses in common open space, water and sanitary sewer services, utility and street rights-of-way, parking areas for active recreation facilities | One acre for areas with an underlying R-1 or R-2 zoning and 0.5 acres with an underlying R-3 zoning | Maximum 10 percent lot coverage |
| B-1 Business District | Retail, office, and service uses; clinics | Temporary storage, nursing homes, drive-in restaurants, restaurants and taverns, funeral homes, service stations, apparel stores, motels, banks, parking lots, studios, residential quarters, rental apartments, archery ranges, beaches, boating, camps, golf courses and ranges, stadiums and gyms, marinas, sport fields, and public swimming pools | One acre | Not specified |
| BP-1 Business Park District | Retail and special service uses; banks, offices; funeral homes; day care facilities | Warehousing, indoor light manufacturing, printing and publishing, antennas, contractor businesses | 40,000 square feet | Combined building and paved areas may cover a maximum of 55 percent of the lot area |
| BP-2 Business Park District | All BP-1 principal uses | Information services, warehousing, indoor light manufacturing, printing and publishing, antennas, contractor businesses, and any structure exceeding 20,000 square feet | 40,000 square feet | Combined building and paved areas may cover a maximum of 55 percent of the lot area |

Table L-12 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|--|---|-------------------------------|--|
| PW Port Washington Road District | Retail and special service uses; banks; offices; funeral homes; day care facilities; and manufacturing and commercial uses | Residential quarters, restaurants, day care facilities, trade services, and furniture manufacturing | 60,000 square feet | Combined building and paved areas may cover a maximum of 55 percent of the lot area |
| M-1 Light Manufacturing and Warehousing District | Light manufacturing and warehousing; greenhouses, machine shops, business offices, bakeries, and essential services | Temporary storage, transportation terminals, lumber yards, communication towers, vehicle services, machinery sales and services, laboratories, printing and publishing, trade offices, mineral extraction and processing, archery ranges, beaches, boating, camps, golf courses and ranges, stadiums and gyms, marinas, sport fields, and public swimming pools | One acre | Not specified |
| C-1 Conservancy Overlay District | Agricultural uses, fishing, hunting, historic sites, forestry, streambank protection, water retention, and wildlife preserves | Water control facilities, grazing, lodges, orchards, truck farming, wild crop harvesting, archery ranges, beaches, boating, camps, golf courses and ranges, stadiums and gyms, marinas, sport fields, and public swimming pools | - - ^c | N/A |
| P-1 Public and Private Park District | Public parks and preserves, arboretums, playgrounds, community centers, fairgrounds, historic sites, picnic areas, playfields, swimming beaches, tennis courts, and playlots | Private parks, club facilities, pet exercise areas, beaches, boating, camps, marinas, halls, skating rinks, public swimming pools, archery ranges, golf courses and ranges, stadiums and gyms, and sport fields | N/A | The sum of the total floor area of buildings may not exceed 10 percent of the total lot area |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Grafton zoning ordinance and map for specific zoning district information. In addition to the zoning districts summarized above, the City of Mequon has adopted an extraterritorial zoning ordinance that applies to an approximately 1,528 acre area in the Town of Grafton.

^aGovernmental and cultural uses are allowed as conditional uses in all districts and utilities are allowed as conditional uses in all districts provided all principal structures and uses are not less than 50 feet from any residential district lot line. Public swimming pools are allowed as a conditional use in all districts, except the Conservancy Overlay District. Public and private schools, churches, colleges, and hospitals are conditional uses in all districts provided all principal structures and uses are not less than 50 feet from any lot line. Public passenger transportation terminals are conditional uses in all districts provided all principal structures and uses are not less than 100 feet from any residential district boundary. Wind and solar energy conversion systems are allowed as a conditional use in all districts.

^bNo principal uses, all uses are conditional.

^cNo lands located in the Conservancy Overlay District may be used to meet the lot area requirements of the underlying basic use district.

Source: Town of Grafton Zoning Ordinance, adopted in December 1992 and most recently amended in June 2003, and SEWRPC.

Table L-13

TOWN OF PORT WASHINGTON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|---|---|-------------------------------|---|
| A-1 Exclusive Agricultural District | Apiculture, dairying, farming, grazing, floriculture, raising of grains, fruits, and vegetables, sod farming, livestock and poultry raising, nurseries, orchards, paddocks, viticulture, farm buildings, and essential services | Airports and airstrips, farm labor housing, commercial raising of farm animals, veterinary services, agricultural warehousing and services, recreation vehicle storage, hatcheries, greenhouses, kennels, parks, preserves, stables, private utilities, fur and stock raising, and commercial dairy | 35 acres | 1,200 minimum, 800 first floor minimum for multi-story |
| A-2 General Agricultural District | Agriculture, horticulture, and forestry uses; crop and tree farming, truck farming, gardening, nurseries, single-family dwellings, and municipal utilities | Farm labor housing, commercial raising of farm animals, veterinary services, and recreation vehicle storage | Five acres | 1,600 minimum, 800 first floor minimum for multi-story |
| R-1 Residential District | Single-family dwellings, community living arrangements, and essential services | Rest and nursing homes, private stables, boathouses, and two-family dwellings not to exceed 0.67 dwelling units per net acre | 1.5 acres | 2,000 minimum, 800 first floor minimum for multi-story |
| R-2 Residential District | Single-family dwellings, community living arrangements, and essential services | Rest homes, nursing homes, private stables, public and private schools and churches, colleges, hospitals, cemeteries, crematories, correctional institutions | One acre | 2,000 minimum, 800 first floor minimum for multi-story |
| PDR Planned Residential Overlay District | All R-1 and R-2 principal uses and two-family dwellings | All R-1 and R-2 conditional uses | -- ^b | 2,000 minimum, 800 first floor minimum for multi-story |
| B-1 Business District | Retail, office, and service uses; banks and restaurants (except drive in), bowling alleys, day care facilities, lodges, public buildings, water storage tanks, and public water treatment facilities | Public passenger transportation terminals, public and private schools and churches, colleges, hospitals, cemeteries, crematories, correctional institutions, drive-in restaurants, motels, funeral homes, drive-in banks, service stations, vehicles sales and services, animal hospitals, florists, and communication towers | One acre | N/A |
| BP-1 Business Park District | Professional, business, and financial services; government offices | Warehousing, indoor light manufacturing, printing and publishing, antennas, contractor businesses, light manufacturing and processing, clubs, day care facilities, drive-in banks, florists, retail, gymnasiums, resorts, restaurants, warehousing, and beauty salons | One acre | Maximum site to building lot cover ratio of five to one |
| M-1 Industrial District | Manufacturing, processing, and assembling uses; research laboratories, printing and publishing, repair shops, and studios | Airports and airstrips, public passenger transportation terminals, agricultural warehousing and services, recycling stations and sewage plants, transportation terminals, warehousing, lumber yards, antennas, retail and services, and mineral extraction and processing | One acre | N/A |
| P-1 Park and Recreation District | Parks and preserves, arboretums, boat access sites, golf courses without country club, picnic areas, playgrounds, clubs, historic sites, picnic areas, playfields, outdoor ice skating, swimming beaches, tennis courts, ski slopes, and playlots | Amphitheatres, archery and shooting ranges, arenas and stadiums, swimming pools, music and exhibit halls, conservatories, fairgrounds, golf courses with country club, driving ranges, gyms, marinas, museums, recreation centers, preserves, and zoos | Not Specified | Total floor area of all buildings must be 10 percent or less of total park area |
| A-1 Exclusive Agricultural District | Apiculture, dairying, farming, grazing, floriculture, raising of grains, fruits, and vegetables, sod farming, livestock and poultry raising, nurseries, orchards, paddocks, viticulture, farm buildings, and essential services | Airports and airstrips, farm labor housing, commercial raising of farm animals, veterinary services, agricultural warehousing and services, recreation vehicle storage, hatcheries, greenhouses, kennels, parks, preserves, stables, private utilities, fur and stock raising, and commercial dairy | 35 acres | 1,200 minimum, 800 first floor minimum for multi-story |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Port Washington zoning ordinance and map for specific zoning district information.

^aGovernmental and cultural uses are allowed as conditional uses in all districts and utilities are allowed as conditional uses in all districts provided all principal structures and uses are not less than 50 feet from any residential district lot line. Energy conservation uses are allowed as a conditional use in all districts.

^bNo lot shall provide for an area less than one-half (1/2) of the area or width required in the underlying R-1 and R-2 Districts.

Source: Town of Port Washington Zoning Ordinance, adopted in October 1996 and most recently amended in August 1999, and SEWRPC.

Table L-14

TOWN OF SAUKVILLE ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|---|---|---|---|---|
| A-1 General Agricultural District | Single-family dwelling, crop production, livestock and poultry raising, forestry, hunting, crop harvesting, essential services, historic sites, hiking and biking trails, nature areas, outdoor storage, sanctuaries, fishing, foster homes, nature trails, private parks, stables, boathouses, swimming pools, and playlots | Telecommunications facilities, veterinary services, public stables, home offices, wind energy towers, and kennels | 20 acres | 1,500 minimum plus 250 per each bedroom additional to three; 900 first floor minimum and 1,500 minimum total for multi-story plus 200 per each bedroom additional to three; Add 250 to minimum floor area for single story; Add 200 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross floor area ratio of 0.05 |
| A-2 Exclusive Agricultural District | Single-family dwelling, crop production, livestock and poultry raising, forestry, hunting, crop harvesting, outdoor storage, fishing, and private stables | Telecommunications facilities, historic sites, hiking and nature trails, nature areas, public stables, sanctuaries, wind energy towers, essential services, foster homes, home offices, kennels, swimming pools, tennis courts, and sanctuaries | 35 acres | 1,500 minimum plus 200 per each bedroom additional to three; 1,100 first floor minimum and 1,900 minimum total for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross floor area ratio of 0.05 to 0.10 |
| A-3 Agricultural Transition District | All A-2 principal uses | All A-2 conditional uses | 35 acres | 1,500 minimum plus 200 per each bedroom additional to three; 1,100 first floor minimum and 1,900 minimum total for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross floor area ratio of 0.05 to 0.10 |
| A-4 Rural Countryside Agricultural District | One-family detached dwellings, crop production, bike trails, boat access sites, community living arrangements with a maximum of eight persons, essential services, fishing, foster homes, hiking trails, historic sites, hunting, nature areas and trails, outdoor storage, private parks, boathouses, swimming pools, tennis courts, and sanctuaries | Farm labor housing, commercial raising of farm animals, veterinary services, recreation vehicle storage, home offices, community living arrangements for nine or more persons, kennels, and private stables | 10 acres; Maximum density of 0.10 dwelling units per acre | 1,500 minimum plus 250 per each bedroom additional to three; 1,100 first floor minimum and 1,900 minimum total for multi-story plus 200 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross and net density of 1.00 |
| A-5 Countryside Agricultural District | All A-4 principal uses | All A-4 conditional uses | Five acres; Maximum density of 0.18 dwelling units per acre | Same as A-4 |
| R-1 Waterfront Residential Neighborhood Conservation District | All A-4 principal uses | Community living arrangements with nine or more persons, home offices, and kennels | 40,000 square feet | 1,500 minimum plus 150 per each bedroom additional to three; 1,100 first floor minimum and 1,900 minimum total for multi-story plus 150 per each bedroom additional to three; Add 150 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross and net density of 1.00 |
| R-2 Single-Family Residential Neighborhood Conservation District | All A-4 principal uses | All R-1 conditional uses | 40,000 square feet; Maximum density of 1.00 dwelling unit per acre | 1,500 minimum plus 150 per each bedroom additional to three; 1,100 first floor minimum and 1,900 minimum total for multi-story plus 150 per each bedroom additional to three; Add 150 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross and net density of 1.00 |

Table L-14 (continued)

| District | Typical Principal Uses | Typical Conditional Uses | Minimum Lot Size ^a | Minimum / Maximum Floor Area (square feet) |
|--|--|---|--|---|
| R-3 Waterfront Residential Neighborhood Conservation District | All A-4 principal uses | All A-4 principal uses | 12,000 square feet; Maximum density of 4.75 dwelling units per acre | 1,500 minimum plus 150 per each bedroom additional to three; 1,100 first floor minimum and 1,900 minimum total for multi-story plus 150 per each bedroom additional to three; Add 150 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross and net density of 4.75 |
| R-4 Transitional Urban to Suburban/Rural Residential District | All A-4 principal uses | All A-4 principal uses | 20,000 square feet; Maximum gross density of 0.92 and net density of 1.68 dwelling units per acre | 1,600 minimum plus 200 per each bedroom additional to three; 900 first floor minimum and 1,800 minimum total for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600; R-1 Option, Maximum gross limit of 0.92 and net density of 1.68; R-2 Option, Maximum gross limit of 0.92 and net density of 2.57; R-3 Option, Maximum gross limit of 0.92 and net density of 3.04 |
| B-1 Community and Neighborhood Business District | Retail and service uses; electronics stores, florists, office supply stores, banks, insurance services, real estate, professional and technical services, support services, electric utilities, essential services, hiking and nature trails, historic sites, and nature areas | Residential services, printing, furniture stores, meat markets, pharmacies, hardware stores, apparel stores, post offices, telecommunications facilities, restaurants and taverns, and vehicle services | New lots five acres; Existing lots 40,000 square feet | Maximum gross floor area of 0.32 and net gross floor area of 0.54 |
| M-1 Light Manufacturing District | Manufacturing of fabricated metal, machinery, primary metal, and motor vehicle components; hiking and nature trails; historic sites; and nature areas | Textiles, software reproducing, and security services | Five acres | Maximum gross floor area of 0.40 and net gross floor area of 0.66 |
| SG Sand and Gravel Extraction District | Crop production, livestock and poultry raising, forestry, hunting, crop harvesting, and essential services | Airports and airstrips, public passenger transportation terminals, agricultural warehousing and services, recycling stations and sewage plants, transportation terminals, warehousing, lumber yards, antennas, retail and services, existing extraction and processing, and expansion of existing extractive operations to contiguous areas | Extractive uses- 10 acres; Uses other than extraction- 20,000 square feet | Maximum gross floor area of 0.37 and net gross floor area of 0.74 |
| I-1 Institutional District | Elementary and secondary schools, historic sites, governmental offices, assemblies less than 100 persons, churches, cemeteries, essential services, hiking and nature trails, historic sites, nature areas, and recycling facilities | Utilities, post offices, telecommunications facilities, and assemblies more than 100 persons | New lots five acres; Existing lots 40,000 square feet | Maximum gross floor area of 0.32 and net gross floor area of 0.54 |
| P-1 Park and Recreation District | Historic sites, public parks, assemblies less than 100 persons, athletic fields, boat access sites, bike and nature trails, essential services, nature areas, picnic areas, playfields, and playgrounds | Telecommunications facilities, golf courses, recreation centers, assemblies more than 100 persons, fairgrounds, shooting ranges, private parks, private clubhouses, and equestrian trails | Five acres | Maximum gross floor area of 0.30 and net gross floor area of 0.60 |

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Saukville zoning ordinance and map for specific zoning district information.

Source: Town of Saukville Zoning Ordinance, adopted in March 2000, and SEWRPC.