

**SUMMARY OF ZONING DISTRICT REGULATIONS IN  
PARTICIPATING LOCAL GOVERNMENT ZONING ORDINANCES**

**APPENDIX B**

**Table B.1  
Town of Addison Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A-1 Agricultural District	Agricultural crop production; livestock or poultry raising; apiculture (beekeeping); dairy farming; floriculture and plant nurseries; orchards; viticulture; single-family dwellings; and essential services	Agricultural warehousing; airports and airstrips; auction halls; bed and breakfast establishments; boarding stables; energy conservation uses; veterinary services; housing for farm laborers or farm family members; and wireless communication facilities	35 acres	1,000 minimum for one-story dwellings; 1,200 minimum, with 800 first floor minimum, for multi-story dwellings; 600 minimum for accessory dwellings
R-1 Agricultural-Rural Residential District	Smaller farm activities; such as truck farming; horse farming; hobby farming; and orchards; and large rural residential lots	Agricultural warehousing; airports and airstrips; animal hospitals; bed and breakfast establishments; boarding stables; boat and recreational vehicle storage; clustered residential developments; <sup>a</sup> commercial livestock establishments; housing for farm laborers; energy conservation uses; and wireless communication facilities	5 acres	1,200 minimum for one-story dwellings; 1,800 minimum, with 800 first floor minimum, for multi-story dwellings
R-2 Single-Family Residential District (Unsewered)	Single-family development not to exceed 0.92 dwelling units per acre and served by private onsite wastewater treatment systems (POWTS) and private wells; community living arrangements serving eight or fewer persons; foster family homes; family child care homes; and essential services	Community living arrangements with a capacity for nine or more persons; energy conservation uses; utilities provided that all principal structures and uses are not less than 50 feet from any residential district lot line; and wireless communication facilities	40,000 sq. ft.	1,200 minimum for one-story dwellings; 1,800 minimum, with 1,000 first floor minimum, for multi-story dwellings
R-3 Single-Family Residential District (Sewered)	Single-family development not to exceed 3.6 dwelling units per acre and served by municipal sanitary sewerage and water systems; community living arrangements serving eight or fewer persons; foster family homes; family child care homes; and essential services	All R-2 District conditional uses; assisted living facilities; nursing homes; clinics; and commercial child care centers provided that all principal structures and uses are not less than 50 feet from any lot line	12,000 sq. ft.	1,200 minimum for one-story dwellings; 1,800 minimum, with 800 first floor minimum, for multi-story dwellings
R-4 Two-Family Residential District (Sewered)	Two-family development not to exceed 5.8 dwelling units per acre and served by municipal sanitary sewerage and water systems; community living arrangements serving eight or fewer persons; foster family homes; family child care homes; and essential services	All R-3 District conditional uses	15,000 sq. ft.	1,000 minimum with 1,000 first floor minimum
R-5 Multi-Family Residential District	None	Multi-family dwellings not to exceed 10.9 units per acre; care and service residential facilities such as community living arrangements and foster family homes; essential services; home occupations; satellite dish antennas; assisted living facilities; nursing homes; clinics; commercial child care centers; and wireless communication facilities	15,000 sq. ft. total or 4,000 sq. ft. per dwelling unit	2,000 minimum; 650 minimum for efficiency or one-bedroom dwellings; 900 minimum for two-bedroom or larger dwellings

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**Table B.1 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
B-1 Allenton Central Business District	Retail stores not exceeding 20,000 sq. ft.; existing residential uses; commercial offices; service establishments; and cultural, entertainment, and similar uses	Retail stores of any size; conversion of business and residential uses; drive-in and drive-thru services; gasoline service stations; public transit terminals; commercial recreation facilities; civic establishments such as schools, libraries, museums, or places of worship; parks and playgrounds; vehicle sales and service; and wireless communication facilities	Sufficient for the proposed use	--
B-2 General Business District	All B-1 District principal uses except residential uses; retail stores of any size	Gasoline service stations; public transit terminals; construction services; lumber yards; self-service storage facilities; government structures; utility substations; and vehicle sales and service	Sufficient for the proposed use	--
B-3 Mixed-Use Business District	None <sup>b</sup>	Business offices; clinics; commercial child care facilities; commercial recreation facilities; construction services; financial institutions; fitness centers; government structures; manufacturing; public transit terminals; restaurants; retail establishments; vehicle sales and service; warehousing; wireless communication facilities	40,000 sq. ft.	--
M-1 Manufacturing District	Manufacturing, industrial, and related uses of limited nature and size	Animal reduction facilities; asphalt batch plants and concrete ready-mix plants; concrete product production; incinerators; public transit terminals; recycling centers; utility substations; and wireless communication facilities	40,000 sq. ft.	--
Q-1 Quarrying and Non-Metallic Mining District	None <sup>c</sup>	Crushing and processing of minerals; manufacture of cement and concrete building blocks; energy conversion systems; peat and soil removal; clay and gravel extraction; sand, gravel, stone, and rock stockpiles; washing, refining, or processing of rock, slate, gravel, sand, and minerals; wireless communication facilities	--	--
L-1 Landfill District	None <sup>d</sup>	Sanitary landfills; structures and lands designated on the approved site restoration and reuse plan; and wireless communication facilities	20 acres	--
P-1 Institutional District	Public or private schools; colleges or universities; churches; funeral homes; hospitals, sanatoriums, nursing homes, and clinics; libraries, community centers, museums, and public art galleries; public administrative offices, parks and service buildings; and public utility offices	Airports and airstrips; cemeteries and crematories; elderly housing not to exceed 14 dwelling units per acre; energy conversion systems; parks and playgrounds; penal and correctional institutions; public transit terminals; utility substations; and wireless communication facilities	12,000 sq. ft. (sewered); 1.5 acres (unsewered)	1,200 minimum for one-story dwellings; 1,800 minimum, with 1,000 first floor minimum, for multi-story dwellings

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**Table B.1 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
P-2 Park District	Exhibition halls; fairgrounds; historic monuments or sites; parks and playgrounds; golf course without country club facilities; athletic fields; hiking, biking, and nature trails; public art galleries; swimming beaches; and tennis courts	Archery ranges; boat mooring and rental; campgrounds; driving ranges; energy conversion systems; gymnasiums; marinas; music halls; stadiums; zoological and botanical gardens with a minimum parcel area of three acres; golf courses with country club facilities; utility substations; and wireless communication facilities	--	--
UC Upland Conservancy Overlay District	Uses that preserve, protect, and enhance woodlands, areas of rough topography, and scenic areas such as agricultural uses, forest management, fish hatcheries, single-family dwellings, and keeping and raising domestic stock for agribusiness, breeding, recreation, or show	Bed and breakfast establishments; wireless communication facilities; energy conservation systems; and clustered residential developments <sup>a</sup>	5 acres, unless a larger parcel size is required by the underlying district regulations	1,200 minimum for one-story dwelling; 1,800 minimum, with 1,000 first floor minimum, for multi-story dwellings
PUD Planned Unit Development Overlay District	Uses permitted in PUD Overlay District shall conform to uses generally permitted in the underlying basic use district <sup>e</sup>	None	-- <sup>f</sup>	In accordance with underlying district regulations

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

<sup>a</sup> Cluster developments shall not exceed one dwelling unit per five acres; individual lots shall be a minimum of 1.5 acres; and developments shall have no more than 12 lots.

<sup>b</sup> All uses in the B-3 District are conditional uses and are subject to a determination that a proposed use will be compatible with surrounding uses.

<sup>c</sup> All quarrying and non-metallic mining activities are conditional uses and must be approved under the application process for quarrying and non-metallic mining.

<sup>d</sup> All landfill activities are conditional uses and require an operational plan and restoration and reuse plan.

<sup>e</sup> A PUD Overlay District may be applied to all residential, business, and manufacturing districts and to the Institutional and Park Districts.

<sup>f</sup> Individual structures within a PUD Overlay District must comply with the specific building area and height requirements of the underlying basic use district. Refer to the Town of Addison zoning ordinance for more information.

Source: Town of Addison zoning ordinance (adopted in May 1998 with amendments through March 2016) and SEWRPC

**Table B.2  
Town of Barton Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-1 Rural Countryside Single-Family Residential District	One-family detached dwellings; agricultural crop production; hobby farms; bicycle, nature, and hiking trails; boat access sites; foster homes; community living arrangements serving eight or fewer persons; home occupations, swimming pools; wildlife sanctuaries; and required off-street parking	Community living arrangements serving nine or more persons; accessory buildings exceeding 900 sq. ft. in open space subdivisions or 1,200 sq. ft. in conventional subdivisions; private kennels; lands and buildings used for agricultural purposes; private clubhouses, boathouses, parks, picnicking, and stables	10 acres	2,000 minimum plus 200 per each additional bedroom in excess of three for one-story dwellings; 2,400 minimum, with 1,200 first floor minimum, plus 160 per each additional bedroom in excess of three, for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600
R-2 Countryside Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses	5 acres	1,600 minimum plus 250 per each additional bedroom in excess of three for one-story dwellings; 1,920 minimum, with 960 first floor minimum, plus 120 per each additional bedroom in excess of three for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600
R-3 Estate Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses	3 acres	1,445 minimum plus 210 per each additional bedroom in excess of three for one-story dwellings; 1,700 minimum, with 935 first floor minimum, plus 125 per each additional bedroom in excess of three for multistory dwellings; Add 210 to minimum first floor area and total area for dwellings with basements under 600
R-4 Suburban Estate Single-Family Residential District	One-family detached dwellings; agricultural crop production; bicycle, equestrian, and nature trails and areas; boat access sites; foster homes; community living arrangements serving eight or fewer persons; home occupations; swimming pools; and required off-street parking	Community living arrangements serving nine or more persons; accessory buildings exceeding 900 sq. ft.; lands and buildings used for agricultural purposes; private clubhouses, boathouses, parks, picnicking, and stables	40,000 sq. ft.	1,400 minimum plus 200 per each additional bedroom in excess of three for one-story dwellings; 1,600 minimum, with 800 first floor minimum, plus 150 per each additional bedroom in excess of three for multi-story dwellings; Add 250 to minimum first floor area and total area for dwellings with basements under 600

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**Table B.2 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
R-5 Suburban Single-Family Residential District	All R-4 District principal uses	Community living arrangements serving nine or more persons; accessory building(s) exceeding 900 sq. ft.; lands and buildings used for agricultural purposes; and private clubhouses, boathouses, parks, and picnicking	30,000 sq. ft.	1,400 minimum plus 200 per each additional bedroom in excess of three for one-story dwellings; 1,600 minimum, with 800 first floor minimum, plus 150 per each additional bedroom in excess of three for multi-story dwellings; Add 250 to minimum first floor area and total area for dwellings with basements under 600 <sup>b</sup>
R-6 Transitional Urban to Suburban/Rural Residential District	All R-4 District principal uses	All R-5 District conditional uses	15,000 sq. ft.	1,400 minimum plus 200 per each additional bedroom in excess of three for one-story dwellings; 1,500 minimum, with 900 minimum first floor, plus 200 per each additional bedroom in excess of three for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600 <sup>b</sup>
R-7 Urban Single-Family Residential District	All R-4 District principal uses	All R-5 District conditional uses	15,000 sq. ft.	1,400 minimum plus 200 per each additional bedroom in excess of three for one-story dwellings; 1,500 minimum, with 900 minimum first floor, plus 200 per each additional bedroom in excess of three for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600 <sup>c</sup>
R-8 Hamlet and Waterfront Residential Neighborhood Conservation District	All R-4 District principal uses	All R-5 District conditional uses and two-family attached dwellings	6,000 sq. ft.	1,000 minimum plus 150 per each additional bedroom in excess of three for one-story dwellings; 1,400 minimum, with 725 first floor minimum, plus 150 per each additional bedroom in excess of three for multi-story dwellings; Add 150 to minimum first floor area and total area for dwellings with basements under 600

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**Table B.2 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-9 Medium-Density Urban Residential District	All R-4 District principal uses; two-family attached dwellings; and community living arrangements serving 15 or fewer persons	All R-5 District conditional uses	3,630 sq. ft. per dwelling	1,000 minimum plus 150 per each additional bedroom in excess of three for one-story dwellings; 1,400 minimum plus 150 per each additional bedroom in excess of three for multi-story dwellings; Add 150 to total area for dwellings with basements under 600
R-10 High-Density Urban Residential District	All R-4 District principal uses except one-family detached dwellings; two-family attached dwellings; and community living arrangements serving 15 or fewer persons	All R-5 District conditional uses; community living arrangements serving 16 or more persons; multi-family dwellings and apartments; one-family detached dwellings; and row dwellings not greater than six dwelling units	2,900 sq. ft. per dwelling	900 minimum plus 200 per each additional bedroom in excess of one for structures with three to four dwelling units; 850 minimum plus 200 per each additional bedroom in excess of one for structures with five to eight dwelling units; 800 minimum plus 200 per each additional bedroom in excess of one for structures with nine to twelve dwelling units; 750 minimum plus 200 per each additional bedroom in excess of one for structures with 13 or more dwelling units
NHB Neighborhood and Hamlet Business District	Specified retail and service uses; boat dealers; insurance services; real estate; eating places without drive-through facilities; travel agencies; banking institutions without drive-through facilities; apartments; investment offices; specified health services; nature trails and areas; used merchandise stores; legal services; specified business, engineering, management, personal, and repair services	Gasoline service stations; child day care services; equipment rental and leasing, not elsewhere classified; funeral service and crematories; furniture stores; miscellaneous retail and services not otherwise classified; natural gas/gas transmission or distribution; physical fitness facilities; drinking places without drive-through facilities; and convenience stores with gasoline	10,000 sq. ft. (sewered); 40,000 sq. ft. (no sewer)	900 minimum plus 200 per each additional bedroom in excess of one for dwellings with three or less dwelling units; Minimum requirements for the R-10 District should be used for dwellings with more than three dwelling units; Maximum gross floor area ratio (GFAR) of 0.31 and maximum net floor area ratio (NFAR) of 0.53 <sup>d</sup>

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**Table B.2 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
CB Community Business District	Retail and service uses; eating places without drive-through facilities insurance services; real estate; travel agencies; furniture and home furnishing stores; auto and home supply stores; building materials and garden supplies; banks; investment offices; health services; nature trails and areas; physical fitness facilities; forestry services	Specified agricultural services; commercial printing services; lawn and garden services; retail garden store/nurseries; funeral service and crematories; used merchandise stores; hotels/ motels; direct selling establishments; postal service; household appliance stores; natural gas/gas transmission and distribution; automotive dealers; gasoline service stations; banking institutions with drive through facilities; water supply and sewerage system services; drinking places without drive-through facilities; motion picture theaters and production; dance studios and halls; bowling centers; research services; drive-through facilities not elsewhere classified; and auto repair shops	40,000 sq. ft.	Minimum and maximum floor area requirements are the same as for the NHB District; Maximum GFAR of 0.34 and maximum NFAF of 0.53
FB Freeway Interchange Business District	All CB District principal uses except coin-operated amusement devices; household appliance stores; and job training and related services	All CB District conditional uses except research services and household appliance stores; amusement parks; bowling centers; drive-through facilities not elsewhere classified; social services; radio/telephone communications; wireless communication facilities; and auto services	40,000 sq. ft.	Minimum and maximum floor area requirements are the same as for the NHB District; Maximum GFAR of 0.34 and maximum NFAF of 0.42 <sup>d</sup>
LM Limited Manufacturing District	Textile and miscellaneous manufacturing; wood millwork and fixtures; landscape planning and forestry services; printing and publishing; specified industrial and electronic equipment; repair services; specified instrument production; pharmaceutical preparations; specified distribution and wholesale trade; grocery stores; business services; job training services; nature trails and areas; and municipal recycling facilities	Agricultural services; eating and drinking places without drive-through facilities; financial institutions; specified personal and business services; general building and special trade contractors; specified furniture and fixtures; specified stone, chemical, ceramic, or metal production; noncommercial research and testing; food product manufacturing; trucking and warehousing; transit facilities; postal service; radio/telephone and other communications; water supply and sewerage system services; gas/ natural gas transmission; and automotive dealers and service stations	40,000 sq. ft.	Maximum GFAR of 0.42 and maximum NFAF of 0.85 <sup>g</sup>
BP Business Park District	Textile and miscellaneous manufacturing; specified industrial machinery and equipment; electronic equipment; specified instrument production; warehousing; travel agencies; business; health, legal, management, and insurance services; investment offices; computer facilities management; museums and art galleries; nature trails and areas	Fabricated metal products; commercial research; electric services; gas/natural gas transmission and distribution; specified wholesale trade; office equipment; financial institutions; eating places without drive-through facilities; and sports and recreational goods	40,000 sq. ft.	Maximum GFAR of 0.47 and maximum NFAF of 0.85 <sup>h</sup>

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**Table B.2 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
QE Quarrying and Extractive District	Engineering, architectural, and surveying services; and civic, labor, social, political, and religious organizations	Non-metallic mineral mining; lime; asphalt felts and coatings; concrete block and brick and concrete products not elsewhere classified; ready-mix concrete; liquefied petroleum and fuel oil dealers and fuel dealers not elsewhere classified; wireless communication facilities	10 acres for quarrying/ extractive uses; 40,000 sq. ft. for all other uses	Maximum GFAR of 0.37 and maximum NFAR of 0.74
I Institutional District	Elementary and secondary schools; governmental offices; business and professional organizations; assemblies less than 100 persons; churches; environmental quality and housing; cemeteries; dance studios and halls; education, health and essential services; museums and art galleries; hiking and nature trails; historic sites; nature areas; and recycling facilities	Correctional institutions; postal service; airports, flying fields, and services; gas/natural gas transmission and distribution; electric services; bus terminal and service facilities; funeral service/crematories; social services; schools/educational services not elsewhere classified; wireless communication facilities; and assemblies more than 100 persons	40,000 sq. ft.	Minimum and maximum floor area requirements are the same as for the NHB District; Maximum GFAR of 0.38 and maximum NFAR of 0.63
PR Park and Recreational District	Historic sites; museums, art galleries, and botanical and zoological gardens; public parks; assemblies less than 100 persons; athletic fields; boat access sites; bike, cross-country, and nature trails; essential services; intermediate health care facilities; nature and picnic areas; fish hatcheries; and playgrounds, and public parks	Telecommunications facilities; gas/natural gas transmission and distribution; grocery and novelty stores; golf courses; recreation camps, centers, and clubs; amusement parks; mobile home operators and camps; assemblies more than 100 persons; fairgrounds; firing ranges; hunting and game propagation; private parks and clubhouses; and equestrian trails	2 acres for all outdoor uses; 40,000 sq. ft. for all indoor uses	Maximum GFAR of 0.31 and maximum NFAR of 0.57
EA Exclusive Agricultural Preservation District	Agricultural production (crops and livestock); soil preparation and crop harvesting services; forestry; fruit and vegetable markets; roadside stands for sale of agricultural products; accessory building(s) exceeding 1,200 square feet; bicycle and hiking trails; community living arrangements serving eight or fewer persons; foster homes; hobby farms; nature areas; swimming pools; and wildlife sanctuaries	Additional single-family dwellings; two-family attached dwellings; community living arrangements serving nine or more persons; housing for farm laborers; farm and garden supplies and machinery wholesaling; warehousing; radio/ telecommunication facilities; gas/natural gas transmission and distribution; landscape and horticultural services; fish hatcheries; hunting and game propagation; indoor firing ranges; and private clubhouses and boathouses	35 acres	1,400 minimum plus 200 per each additional bedroom in excess of one up to three for one-story dwellings; 1,500 minimum, with 900 first floor minimum, plus 200 per each additional bedroom in excess of one up to three for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600; Maximum GFAR of 0.05 for single-family dwellings and 0.10 for farm-related structures
AT Agricultural Transition District	All EA District principal uses	All EA District conditional uses excluding warehousing and storage	35 acres	Minimum and maximum floor area requirements are the same as for the EA District; Maximum GFAR of 0.05 for single-family dwellings and 0.10 for farm-related structures

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**Table B.2 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
GA General Agricultural District	All EA District principal uses; hobby farms; medical clinics; specified furniture and home furnishing stores; and one-family detached dwellings	All EA District conditional uses excluding warehousing and storage; and automotive rentals	20 acres	Minimum and maximum floor area requirements are the same as for the EA District; Maximum GFAR of 0.05 for single-family dwellings
PUD Planned Unit Development District	All R-1 District principal uses except one-family detached dwellings; two-family attached dwellings; multiple-family dwellings; community living arrangements; <sup>j</sup> row dwellings not greater than six dwelling units; specified retail and service uses; automotive dealers and service stations; hiking and nature trails and areas; telecommunications; gas/natural gas transmission and distribution; trucking and warehousing; wood, cabinetry, container, furniture, and millwork manufacturing; textile manufacturing; glass production; printing and publishing; and other specified industries and services	Community living arrangements; <sup>j</sup> lands and buildings used for agricultural purposes; accessory building(s) exceeding 1,200 square feet; one-family detached dwellings; specified retail and service uses; postal service; electric, gas, and sanitary services; private clubhouses and bathhouses; specified fabricated metal products; specified textile mills; wholesale trade; auto repair and services; and other specified industries and services	-- <sup>k</sup>	Maximum GFAR and NFAR of 0.23 and 0.42 (respectively) for office uses, 0.31 and 0.57 for commercial retail sales and service uses, 0.50 and 0.91 for industrial uses, 0.23 and 0.42 for institutional uses
HFA Hobby Farm Agricultural District	All GA District principal uses	All GA District conditional uses except radiotelephone communications	10 acres	2,000 minimum, plus 200 per each additional bedroom in excess of three, for one-story dwellings; 2,400 minimum, with 1,200 first floor bedroom in excess of three, for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600

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

<sup>a</sup> The R-5 District contains two permitted use "open space subdivision" options, which have consistent minimum floor area requirements but different lot dimension requirements. The minimum lot area requirement listed in this table is for Option 1. Refer to the Town of Barton zoning ordinance for more information.

<sup>b</sup> The R-6 District contains four separate permitted use "open space subdivision" options: RS-1, RS-2, RS-3, and RS-4. The options have varying minimum floor area and lot dimension requirements, with RS-4 being the most restrictive and RS-1 being the least restrictive. The minimum floor area and lot dimension requirements listed are for the RS-1 option. Refer to the Town of Barton zoning ordinance for more information.

<sup>c</sup> The R-7 District contains three separate permitted use "conventional subdivision" and "open space subdivision" options, including RS-1, RS-2, and RS-3, with RS-3 being the most restrictive option and RS-1 being the least restrictive. While the minimum floor area and lot dimension requirements vary between options, the requirements for each option are consistent between subdivision types. The minimum floor area and lot dimension requirements listed in this table are for the RS-1 option as it applies to either conventional or open space subdivisions. Refer to the Town of Barton zoning ordinance for more information.

<sup>d</sup> For apartments permitted on a second level only, the maximum gross floor area ratio (GFAR) is 0.37 and the maximum net floor area ratio (NFAR) is 0.74.

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**Table B.2 (Continued)**

<sup>e</sup> The maximum GFAR for the Community Business District is 0.34 and the maximum NFAR is 0.53.

<sup>f</sup> Minimum lot size may be reduced to 30,000 square feet for all land uses except restaurants if primary access to the property is afforded by a single access drive shared with an abutting property.

<sup>g</sup> For warehousing uses, the maximum GFAR is 0.89 and the maximum NFAR is 1.48.

<sup>h</sup> For warehousing uses, the maximum GFAR is 0.81 and the maximum NFAR is 1.48.

<sup>i</sup> For apartments, the maximum GFAR is 0.37 and the maximum NFAR is 0.74.

<sup>j</sup> Community living arrangements (CLAs) for eight or fewer residents are a principal use in a PUD District parcel developed with single-family dwellings. CLAs for 15 or fewer residents are a principal use in a PUD District parcel developed with multi-family dwellings. CLAs with more residents than the preceding maximums may be allowed as a conditional use in the PUD District.

<sup>k</sup> Individual uses and structures within a PUD District must comply with the requirements set forth by the Plan Commission as conditions of approval of the PUD District. Refer to the Town of Barton zoning ordinance for more information.

<sup>l</sup> For mixed compatible uses, the appropriate standard for each individual land use type and its corresponding site area should be applied.

Source: Town of Barton Zoning Ordinance (adopted in July 1995 with amendments through August 2015) and SEWRPC

**Table B.3  
Town of Erin Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A Agricultural District	Single-family farm dwellings with garage; home occupations; crop production; livestock operations under 300 head; poultry raising under 1,000 birds; dairying; fish farming; fish hatcheries; field nurseries; orchards; and accessory structures	Churches and schools; cemeteries; two-family farm dwellings; agricultural warehouses; livestock operations over 300 head; poultry raising over 1,000 birds; kennels and pet grooming; housing for farm laborers; seasonal roadside stands; parks; and man-made ponds <sup>a</sup>	35 acres <sup>b</sup>	--
AN Agricultural No Development District	All A District principal uses except no new single-family dwellings may be created	All A District conditional uses	35 acres	--
R-1 Single-Family Residential District	Single-family dwellings with garage; accessory structures not exceeding 900 square feet; yard and gardening equipment storage structures not exceeding 120 square feet; home occupations; bus shelter; and group homes serving eight or fewer residents	Churches and schools; public parks and playgrounds; and accessory structures exceeding 900 square feet	1.5 acres	1,200 minimum for one-story dwelling with full basement; 1,400 minimum, with 800 first floor minimum, for two-story dwelling with full basement <sup>c</sup>
R-3 Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses	3 acres	Minimum floor area requirements are the same as for the R-1 District
R-5 Single-Family Residential District	All R-1 District principal uses; and the keeping of livestock limited to no more than one livestock unit per two acres	All R-1 District conditional uses	5 acres	Minimum floor area requirements are the same as for the R-1 District
R-10 Single-Family Residential District	All R-5 District principal uses	All R-1 District conditional uses	10 acres	Minimum floor area requirements are the same as for the R-1 District
R-20 Single-Family Residential District	All R-5 District principal uses	All R-1 District conditional uses	20 acres	Minimum floor area requirements are the same as for the R-1 District
DLR Druid Lake Residential District	Single-family dwellings; home occupations; essential services (i.e. public utilities); legal structures and uses in existence prior to the effective date of the ordinance; private garages (attached or detached); and carports and school bus shelters	Mother-in-law suites	1.5 acres <sup>d</sup>	1,200 minimum, with 1,000 first floor minimum; 3,000 maximum
B Business/Commercial District	Home occupations; agricultural operations; <sup>e</sup> and adult-oriented establishments	Commercial uses including all non-manufacturing industries, trades, and services as defined in the Standard Industrial Classification (SIC) manual	1.5 acres	--
I Industrial District	All B District principal uses with the exception of adult-oriented businesses	Industrial uses including all manufacturing uses as classified by the SIC manual	1.5 acres	--

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**Table B.3 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
I-1 Institutional	Public schools (K-12); governmental public service facilities, including public works facilities, public safety facilities, community centers, and emergency shelters; offices and facilities of public utilities; all permitted uses of the P-R District <sup>1</sup>	Hospitals; sanitariums; medical clinics; community-based residential facilities; assisted living centers; churches; traditional libraries; museums and art galleries; non-public schools and educational facilities; daycares / preschools outside of residential dwellings; activities associated with the principal use or conditional use established to complement/support the principal or conditional use; telecommunication facilities; and energy conservation facilities	40,000 sq. ft.	--
PR Park-Recreational District	Parks; playgrounds; neighborhood tot lots; picnicking areas; playfields; hiking and nature trails and walks; botanical gardens; nature conservancies and arboretums; outdoor ice skating; sledding; tobogganing and ski hills (without facilities); and historic monuments <sup>1</sup>	All permitted principal uses are conditional if privately owned or if operated by a nongovernmental entity. Additional conditional uses include boat access/rental sites, hunting clubs and archery and firearm ranges, clubhouses, trails, ski hills, and golf courses	--	--
UC Upland Conservancy District	Agricultural uses; <sup>9</sup> hunting and fishing; preservation of scenic and historic areas; forest and game management; park and recreation areas; single-family dwellings with attached or detached garages; home occupations; bus shelters; and group homes for eight or fewer residents	Clustering of homes on one and one-half acre lots; <sup>9</sup> and mother-in-law suites	5 acres	--
LC Lowland Conservancy District	Agricultural uses and structures existing on 9/9/1979; wild crop harvesting, nature trails; forest management practices; wildlife preserves; hunting and fishing; public park and recreation areas without buildings; and soil and water conservation practices	Drainage projects and basins; ponds and fish hatcheries; water impoundments; private recreational facilities such as golf courses or recreational camps; and utility transmission lines and related facilities	--	--
F Floodplain District	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance	--	--
SO Shoreland Overlay District	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance in addition to the underlying district - whichever is more restrictive	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance in addition to the underlying district - whichever is more restrictive	--	--

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

<sup>a</sup> In order to promote and encourage farming in the Town of Erin, existing farm dwellings may be exempted from the requirements of the Town of Erin zoning ordinance by conditional use permit.

<sup>b</sup> For all uses other than second farm dwellings.

<sup>c</sup> Minimum floor area requirements vary by dwelling size, including differences for one and one-half story, bi-level, and tri-level dwellings, as well as upon the type of basement, whether full or slab on grade. Refer to the Town of Erin zoning ordinance for more information.

**Table continued on next page.**

**Table B.3 (Continued)**

<sup>d</sup> For new development on land that has never been subdivided.

<sup>e</sup> Agricultural uses, including limits on the number of livestock, vary by parcel size in the B District. Refer to the Town of Erin zoning ordinance for more information.

<sup>f</sup> All of the listed PR District principal uses are permitted uses provided that the underlying lot is publicly owned and the principal uses are operated by a governmental entity.

<sup>g</sup> Permitted when conducted in accordance with Washington County Conservation Standards. The keeping of livestock is limited to no more than one livestock unit per two acres.

<sup>h</sup> Clustering may be allowed on upland areas of environmental corridors if the effect of allowing clustering would better preserve the resources that are being protected. If clustering is used, the R-1 District standards as to lot size, bulk restrictions, and yard requirements apply.

Source: Town of Erin Zoning Ordinance (adopted September 1992 with amendments through February 2015) and SEWRPC

**Table B.4  
Town of Farmington Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
RD Residential District	Single-family dwellings; manufactured single-family dwellings; public parks and playgrounds; community living arrangements and day care facilities serving eight or fewer persons; and home occupations	Two-family dwellings; community living arrangements serving more than eight persons; bed and breakfast establishments; schools, compatible public buildings, and public utility structures; churches; dependent units; and licensed nursery schools or day care facilities	40,000 sq. ft. for existing parcels; 1.5 acres for new parcels <sup>a</sup>	1,200 minimum for one-story dwellings; 1,400 minimum, with 800 first floor minimum, for two-story dwellings
CE Country Estate Residential District	Single-family dwellings; manufactured homes; community living arrangements and day care facilities with a capacity for eight or fewer persons; accessory structures; and home occupations	Utility substations; solar collectors as an accessory structure; community living arrangements serving more than eight persons; bed and breakfast inns; Planned Unit Developments (PUDs); licensed nursery schools and day care facilities; and dependent units	3 acres	1,200 minimum for one-story dwellings; 1,400 minimum, with 800 first floor minimum, for two-story dwellings <sup>b</sup>
AG Agricultural District	Dairying; grazing; crop or sod farming; livestock operations; commercial feedlots; poultry raising; forest and game management; fish farming; apiculture; floriculture; orchards; roadside produce stands; non-retail greenhouses and nurseries; single-family dwellings; home occupations; day care facilities with a capacity for eight or fewer persons; specified utilities; churches and schools; and public parks and golf courses	Agriculture-supporting services; agricultural warehouses; agritourism activities; agriculture-related retail or wholesale businesses; bed and breakfast establishments; cemeteries; licensed nursery school or day care facilities; dependent units; retail greenhouses and nurseries; kennels; home industry businesses; storage and sale of feed and fertilizer; and two-family dwellings	40,000 sq. ft. for existing parcels; 5 acres for new parcels <sup>a</sup>	1,200 minimum for one-story dwellings; 1,400 minimum, with 800 first floor minimum, for two-story dwellings; 20% maximum lot coverage
CD Commercial District	Banks and financial institutions; department, grocery, and retail stores; wholesale establishments; professional or business offices; feed mills; theaters; restaurants; single-family dwellings; and governmental offices	Automobile sales and rental establishments; automobile parts and service; miscellaneous repair shops; gasoline service stations; kennels; and motels and hotels	40,000 sq. ft. for existing parcels; 1.5 acres for new parcels	1,200 minimum per dwelling unit for one-story buildings with or without commercial uses; 1,400 minimum per dwelling unit for multi-story structures
ID Industrial District	All CD District principal uses except churches, schools, and residential uses; and warehouses	Manufacturing; wholesale establishments and warehouses; light industry and service uses; public facilities and uses; agriculture-related industry and service uses; storage uses; and quarrying	40,000 sq. ft. for existing parcels; 1.5 acres for new parcels	50 percent maximum lot coverage
PUD Planned Unit Development District	All uses are conditional	Per underlying basic use district or as determined by the Town Board	Per underlying basic use district or as determined by the Town Board	Per underlying basic use district or as determined by the Town Board

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

<sup>a</sup> For single-family dwellings, including manufactured homes as specified in Section 13-1-42(b) of the Town zoning ordinance.

<sup>b</sup> Minimum floor area requirements vary for bi-level and tri-level dwellings. Refer to the Town of Farmington zoning ordinance for more information.

Source: Town of Farmington Zoning Ordinance (adopted October 2005 with amendments through October 2015) and SEWRPC

**Table B.5  
Town of Germantown Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
Conservancy District	Grazing; harvesting of wild crops; hunting and fishing; sustained yield forestry; dams and hydro-electric power transmission; telephone, telegraph, and power transmission; and non-residential buildings used for raising lowland animals, fowl, or fish	None	None	--
A Residence District	Single-family residences; farming and dairying; public parks, community centers, and playgrounds; golf courses and similar recreational uses not operated as a business; truck gardening, non-commercial greenhouses, and nurseries; and roadside sale of farm products	Home occupations	3 acres	1,400 minimum for one-story dwellings; 1,800 minimum, with 900 first floor minimum, for two-story dwellings; 1,800 minimum for split-level dwellings; 100 minimum per bedroom
B Residence District	All A Residence District principal uses; cemeteries not exceeding ten acres; tourist homes; and motels	Home occupations	3 acres	Minimum floor area requirements are the same as for the A Residence District
Agricultural District	All B Residence District principal uses; livestock; poultry raising; golf courses; airports; kennels; and animal hospitals	Home occupations	3 acres	Minimum floor area requirements are the same as for the A Residence District
Local Business District	All B Residence and Agricultural District principal uses; multi-family dwellings; automobile sales and service; banking institutions; police or fire stations; restaurants and taverns; and retail businesses	Adult-oriented businesses and home occupations	3 acres with a minimum of 40,000 sq. ft. per dwelling unit for multi-family development	Minimum floor area requirements for single-family residences are the same as for the A Residence District; 1,400 minimum per dwelling unit for multi-family buildings
Commercial and Light Manufacturing District	All A Residence, B Residence, Agricultural, and Local Business District principal uses; and any other uses except specified manufacturing, storage, and salvage uses	None	3 acres	Minimum floor area requirements are the same as for the Local Business District
Industrial District	All A Residence, B Residence, Local Business, Agricultural, or Commercial and Light Manufacturing District principal uses; quarries, sand or gravel pits, and excavation for the purposes of removing stone or gravel; and any other uses except specified manufacturing, storage, and salvage uses	None	Same as for the Local Business District	Minimum floor area requirements are the same as for the Local Business District

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

Source: *Town of Germantown Zoning Ordinance (adopted July 1954 with amendments through August 1979) and SEWRPC*



**Table B.6  
Town of Hartford Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
AP Agricultural Preservation District	General agricultural practices; roadside stands; and single-family homes unrelated to farming that existed prior to September 9, 1979	Intensive agricultural practices; agricultural rental buildings; farm dwellings; two-family dwellings; manufactured homes; day care centers; farm-based businesses and farm markets; seed and feed sales; non-metallic mining; accessory energy systems; wind and solar energy facilities; landing strips; commercial riding stables; telecommunication facilities; and utilities	35 acres <sup>b</sup>	1,000 minimum for one-story dwellings; 1,200 minimum for multi-story dwellings <sup>c</sup>
AT Agricultural Transition District	All AP District principal uses	All AP District conditional uses except intensive agricultural practices; cemeteries; public and private institutions; and public recreation	35 acres <sup>b</sup>	Minimum floor area requirements are the same as for the AP District
RR Rural Residential District	Single-family dwellings; agricultural rental buildings; home occupations; public institutional uses; and public recreation	Two-family dwellings; manufactured homes; bed and breakfast establishments; day care centers; commercial riding stables; kennels; veterinarian services; roadside stands; cemeteries; private institutional uses; accessory energy systems; and wind and solar energy facilities	40,000 sq. ft.; 2 acre maximum	Minimum floor area requirements are the same as for the AP District. 20 percent maximum lot coverage
R Residential District	Single-family dwellings; community living arrangements serving eight or fewer residents; home occupations; private and public institutional uses; and public recreation	Two-family dwellings; community living arrangements serving more than eight residents; bed and breakfast establishments; accessory energy systems; and day care centers	40,000 sq. ft. for unsewered; 12,000 sq. ft. for sewered	Minimum floor area requirements and maximum lot coverage are the same as for the RR District 20 percent maximum lot coverage
R4 Pike Lake Residential District	All R District principal uses	All R District conditional uses; wind and solar energy facilities	12,000 sq. ft. for new residential use; 7,500 sq. ft. for existing lots	Minimum floor area requirements and maximum lot coverage are the same as for the RR District 20 percent maximum lot coverage
C Commercial District	Office buildings; home occupations; retail sales and service; indoor entertainment; commercial parking; seed and feed sales; veterinarian services; accessory residences; and private and public institutional uses	Hotels and motels; kennels; auto repair, sales, and service stations; farm machinery services; trade and contractor establishments; agricultural bulk product collection, storage, and transfer; agricultural product processing; accessory energy systems; telecommunication facilities; and mini-warehouses	40,000 sq. ft. for unsewered; 12,000 sq. ft. for sewered	Minimum floor area requirements are the same as for the RR District; 35 percent maximum lot coverage
LI Light Industrial District	Agricultural bulk product collection, storage, and transfer; agricultural product processing; light industry; auto repair, sales, and service stations; farm machinery services; warehousing, wholesaling and trucking; mini-warehouses; wood processing plants; office buildings; commercial parking; retail sales and service; trade and contractor establishments; and indoor entertainment	Asphalt and concrete plants; recycling and waste recovery facilities; accessory energy systems; telecommunication facilities; and salvage or junk yards	40,000 sq. ft. for unsewered; 5,000 sq. ft. for sewered	50 percent maximum lot coverage

Table continued on next page.

**Table B.6 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
WC Wetlands Conservancy District	Hiking; fishing; pasturing of livestock; the cultivation of agricultural crops; the construction and maintenance of duck blinds; wild crop harvesting; silviculture; and piers and docks Public recreation	Construction of roads necessary to conduct silvicultural activities or agricultural cultivation; nonresidential buildings; parks and recreation areas; and utilities	--	--
OR Outdoor Recreation District		Single-family dwellings; privately-owned outdoor commercial recreation uses; accessory energy systems; telecommunication facilities; and commercial riding stables	40,000 sq. ft.	Minimum floor area requirements and maximum lot coverage are the same as for the RR District 20 percent maximum lot coverage

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

<sup>a</sup> *Communication towers and antennas exceeding 35 feet in height are allowed as conditional uses in all districts except the Residential, Rural Residential, and the Wetlands Conservancy Districts. Accessory energy systems are allowed as conditional uses in all districts except the Wetlands Conservancy District.*

<sup>b</sup> *New residential dwellings constructed in the AP and AT Districts may be permitted on parcels under 35 acres in size if consistent with requirements set forth in the Town zoning ordinance. Refer to the Town of Hartford zoning ordinance for information.*

<sup>c</sup> *All single-family dwellings must have a minimum floor area of 1,000 square feet for a one-story dwelling and 1,200 square feet for a multi-story dwelling.*

Source: Town of Hartford Zoning Ordinance (adopted in January 1999 with amendments through May 2012) and SEWRPC.

**Table B.7  
Village of Jackson Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A-1 Agricultural District	None	All uses in the A-1 District are conditional <sup>a</sup>	5 acres <sup>b</sup>	1,100 minimum, with 750 first floor minimum
R-1 Single-Family Residential District	Single-family dwellings at densities not to exceed 2.7 dwelling units per net acre; permitted accessory uses include private garages and carports; gardening, tool, and storage sheds incidental to the residential use; home occupations and professional home offices as specified in Section 14.02 of the zoning ordinance	None	16,000 sq. ft.	1,100 minimum, with 750 first floor minimum
R-2 Single-Family Residential District	All R-1 District principal uses at densities not to exceed 3.1 dwelling units per net acre	None	14,000 sq. ft.	1,100 minimum, with 750 first floor minimum
R-3 Single-Family Residential District	All R-1 District principal uses at densities not to exceed 3.6 dwelling units per net acre	None	12,000 sq. ft.	1,000 minimum, with 600 first floor minimum
R-4 Single-Family Residential District	All R-1 District principal uses at densities not to exceed 4.4 dwelling units per net acre	Group homes, foster homes, and half-way houses provided that there shall be a minimum lot area of 2,500 square feet per person and a minimum principal building area of 200 square feet per person	10,000 sq. ft.	1,000 minimum, with 600 first floor minimum
R-5 Single-Family Residential District	All R-1 District principal uses at densities not to exceed 5.4 dwelling units per net acre	Group homes, foster homes, and half-way houses provided that there shall be a minimum lot area of 2,000 square feet per person and a minimum principal building area of 200 square feet per person	Varies <sup>c</sup>	800 minimum for a one bedroom dwelling; 900 minimum for a two bedroom dwelling; 1,000 minimum for a three bedroom dwelling
R-6 Two-Family Residential District	Two-family dwellings at densities not to exceed 7.2 dwelling units per net acre; single-family dwellings; permitted accessory uses include private garages and carports; gardening, tool, and storage sheds incidental to the residential use; home occupations and professional home offices as specified in Section 14.02 of the zoning ordinance	Group homes, foster homes, and half-way houses provided that there shall be a minimum lot area of 1,500 square feet per person and a minimum principal building area of 200 square feet per person	12,000 sq. ft.	700 minimum for a one bedroom dwelling; 1,000 minimum for a two bedroom dwelling

**Table continued on next page.**

**Table B.7 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-8 Multiple-Family Residential District	None	All uses in the R-8 District are conditional <sup>d</sup>	Minimum of 16,000 sq. ft. in area or 3,000 sq. ft. for a one bedroom dwelling unit; 3,500 sq. ft. for a two bedroom dwelling unit	No principal building shall have a floor area of less than the larger of 2,000 square feet or: 500 minimum for a one bedroom dwelling; 700 minimum for a two bedroom dwelling; 900 minimum for a three bedroom (or larger) dwelling
R-9 Mobile Home Park District	None	All uses in the R-9 District are conditional <sup>e</sup>	Minimum park size 20 acres 5,000 sq. ft. for a single module mobile home 7,200 sq. ft. for a double-wide module mobile home	--
B-1 Community Business District	None	All uses in the B-1 District are conditional <sup>f</sup>	1 acre	--
B-2 Downtown Business District	None	All uses in the B-2 District are conditional <sup>g</sup>	7,000 sq. ft.	--
M-1 Limited Manufacturing District	None	All uses in the M-1 District are conditional <sup>h</sup>	10,000 sq. ft.	--
M-2 General Manufacturing District	None	All uses in the M-2 District are conditional <sup>i</sup>	1 acre	--
P-1 Park and Recreation District	None	All uses in the P-1 District are conditional <sup>j</sup>	--	--
I-1 Institutional and Public Service District		All uses in the I-1 District are conditional <sup>k</sup>	8,000 sq. ft.	--
PUD Planned Unit Development District	Residential; commercial; industrial; and open space and land for public use	Recreational areas and parks; off-street parking; common areas; internal pedestrian and vehicular circulation	--	--

**Table continued on next page.**

### Table B.7 (Continued)

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

- <sup>a</sup> *The A-1 Agricultural District is intended to provide for the continuation of general farming and related uses in those areas of the Village that are not yet committed to urban development. It is further the intent of this district to protect lands herein from urban development until their orderly transition into urban-oriented districts is required.*
- <sup>b</sup> *Farm structures hereafter erected, moved, or structurally altered shall provide a contiguous area of not less than five acres and no farm parcel shall be less than 300 feet in width at the setback line.*
- <sup>c</sup> *Lots created after January 1, 1991, shall have a minimum of 8,000 square feet in area and shall not be less than 70 feet in width at the setback line. Lots created prior to January 1, 1991, shall have a minimum of 8,000 square feet in area and shall not be less than 50 feet in width at the setback line. Single lots created as an infill lot (the remaining space between two platted and zoned single-family residential lots; between one platted and zoned single-family residential lot and a right-of-way boundary; or between a platted and zoned single-family residential lot and a lot zoned for uses other than single-family residences) shall have a minimum area of 8,000 square feet and shall not be less than 50 feet in width at the setback line.*
- <sup>d</sup> *The R-8 Multiple-Family Residential District is intended to provide for multiple-family residential development served by municipal sewer and water.*
- <sup>e</sup> *The R-9 Mobile Home Park District is intended to provide for the location of mobile home parks in a residential setting that is compatible with or buffered from adjacent land use.*
- <sup>f</sup> *The B-1 Community Business District is intended to provide for individual or small groups of retail and customer service establishments.*
- <sup>g</sup> *The B-2 Downtown Business District is intended to provide for the orderly continuation of the traditional central business district.*
- <sup>h</sup> *The M-1 Limited Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size in situations where such uses are not located in basic industrial groupings and where the relative proximity to other uses requires more restrictive regulations.*
- <sup>i</sup> *The M-2 General Manufacturing District is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than in the M-1 District in those areas where the relationship to surrounding land use would create fewer problems of compatibility and would not necessitate as stringent regulatory controls.*
- <sup>j</sup> *The P-1 Park and Recreation District is intended to provide for areas where the recreational needs, both public and private, of the populace can be met without undo disturbance of natural resources and adjacent uses.*
- <sup>k</sup> *The I-1 Institutional and Public Service District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas that are under public or public-related ownership and where the use for public purpose is expected to be permanent.*

Source: Village of Jackson Zoning Ordinance (adopted September 1998) and SEWRPC

**Table B.8  
Town of Jackson Zoning Ordinance Summary of District Regulations**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
A-1 Agricultural/Rural Residential District	Apiculture; contract sorting, grading, and packaging of fruits and vegetables; corn shelling, hay baling, and threshing services; dairy farming; floriculture; grazing or pasturing of domestic livestock not to exceed 10 acres in area; grist milling services; horticultural service; orchards; plant nurseries; raising of grain, grass, mint, and seed crops; raising of tree fruits, nuts, and berries; sod farming; vegetable raising; viticulture; general farm buildings; single-family dwelling with a garage; and essential services	Airports, airstrips, and landing fields; utilities; housing for farm laborers; additional single-family or two-family residential dwelling for a child or parent of the farm operator; agricultural warehousing; commercial raising, propagation, or boarding of animals; commercial butchering; pea vineries; boat and recreation vehicle storage; animal hospitals; boarding stables; operation of motorized off-road vehicles; raising, propagation; and/or butchering of non-domestic livestock; seasonal retail trade other than a roadside stand; accessory structures, bed and breakfast establishments; home industries; transitional single-, two-, or multi-family residential; clustered residential developments; in-law unit; transitional business uses; transitional industrial uses; recreational uses; wind and solar energy conversion systems; earth-sheltered structures; and cellular and digital communication antennas and towers	5 acres	1,200 minimum for a one-story dwelling 1,800 minimum for a multi-story dwelling. Multi-story dwellings shall have a minimum first floor area of 1,000 square feet
A-2 Exclusive Agricultural District	Apiculture; dairy farming; floriculture; grazing or pasturing; keeping and livestock raising; orchards; plant nurseries; poultry raising; raising of grain, grass, mint, and seed crops; raising of tree fruits, nuts, and berries; sod farming; vegetable raising; viticulture; general farm buildings; single-family dwelling with a garage; existing dwellings not accessory to any farm operation or dwellings remaining after the consolidation of farms; and essential services	Airports, airstrips, and landing fields; utilities; housing for farm laborers; additional single-family or two-family residential dwelling for a child or parent of the farm operator; agricultural warehousing; commercial raising, propagation, or boarding of animals; commercial butchering; veterinary services; pea vineries; boat and recreation vehicle storage; operation of motorized off-road vehicles; raising, propagation, and/or butchering of non-domestic livestock; accessory structures; bed and breakfast establishments; wind and solar energy conversion systems; earth-sheltered structures and cellular and digital communication antennas and towers	35 acres	1,200 minimum for a one-story dwelling 1,800 minimum for a multi-story dwelling. Multi-story dwellings shall have a minimum first floor area of 1,000 square feet
R-1 Single-Family Residential District	Single-family dwellings with a garage (not to exceed 0.73 dwelling units per net acre); community living arrangements which have a capacity for eight or fewer persons; foster family homes; family day care homes; and essential services	Utilities; rest homes; community living arrangements with a capacity for nine or more persons; bed and breakfast establishments; storage of recreational and operation of motorized off-road vehicles; transitional single-, two-, or multi-family and clustered residential; recreational uses; wind/solar energy conversion; and earth sheltered structures	60,000 sq. ft.	1,200 minimum for a one-story dwelling 1,800 minimum for a multi-story dwelling; with 1,000 first floor minimum

Table continued on next page.

**Table B.8 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-2 Two-Family Residential District	Two-family dwellings with garages (not to exceed 1.45 dwelling units per net acre); community living arrangements which have a capacity for eight or fewer persons; foster family homes; family day care homes; and essential services	Utilities; rest homes; community living for nine or more persons; storage of recreational and operation of motorized off-road vehicles; transitional single-, two-, or multi-family and clustered residential; recreational uses; and wind/solar energy conversion	60,000 sq. ft.	1,200 minimum per unit, with 1,200 first floor minimum
R-3 Multi-Family Residential District	Multi-family dwellings (not to exceed 2.18 dwelling units per net acre); community living arrangements which have a capacity for fifteen or fewer persons; foster family homes; family day care homes; and essential services	Utilities; rest homes; housing for the elderly; community living for 16/more persons; mobile home parks; storage of recreational and operation of motorized off-road vehicles; recreational uses; wind/solar energy conversion	60,000 sq. ft. and no less than 20,000 sq. ft. per unit	2,000 minimum per unit, with 900 first floor minimum per unit
B-1 Shopping Center Business District	Antique and appliance stores; art galleries; bakeries; banks; barber/beauty shops; book stores; business offices; camera stores; clinics; clothing stores; confectioneries; delicatessens; department and drug stores; electronic equipment sales, service, and repair; florists; furniture, gift, grocery, and hardware stores; hobby shops; insurance sales offices; interior decorators; jewelry stores; law offices; music, newspaper, office supply, and optical stores; packaged beverage and paint/glass/wallpaper stores; parking lots/structures; physical fitness centers; plumbing/heating supplies; professional and public utility offices; publishing houses; radio/television studios; real estate sales offices; restaurants (except drive-ins); self-service laundry and dry cleaning establishments; shoe and leather goods, soda fountain/ice cream, and sporting goods, and variety stores; tailor/ dressmaking shop; taverns/cocktail lounges; theaters; tobacco stores; travel agency; and video sales/rental	Utilities; public passenger transportation terminals; drive-in establishments; funeral homes; rest homes; recreational uses; wind/solar energy conversion; and cellular/digital antennas/towers	None <sup>a</sup>	--
B-2 Highway Business District	Automotive sales and service; bowling alleys; building supply stores (excluding lumber yards); business offices; banks and other financial institutions; garden centers; gasoline service stations; motels; photography and art studios; professional offices; restaurants (including drive-ins); and self-service storage facilities	Utilities; funeral homes; rest homes; recreational uses; wind/solar energy conversion; and cellular/digital antennas/towers	40,000 sq. ft.	--

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**Table B.8 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
M-1 Limited Manufacturing District	Automotive body repair; apparel; automatic temperature controls; brooms/brushes; candy; cereal; commercial bakeries and greenhouses; notions; dental equipment; electro-/stereotyping; electrical appliances/devices; engineering/laboratory instruments; extracts; floor coverings; food locker plants; fresh/frozen produce/specialties; glass manufacturing; leather goods; millinery; furniture/furnishings; frozen desserts; jewelry; laboratories; leather fabrication (not including tanning); machine shops; manufacturing/bottling of nonalcoholic beverages; mechanical measuring/controlling instruments; musical instruments; ophthalmic goods/instruments; orthopedic, prosthetic, and surgical supplies; fur product packaging/assembly; pharmaceutical processing; photoengraving instruments; photographic equipment/supplies; pressed/molded pulp goods; printing/publishing; paper products; textile dyeing/finishing; toys/sporting goods; warehousing; clocks; wholesaling; wool processing; yarns/threads	Airports, airstrips, and landing fields; utilities; public passenger transportation terminals; industrial transportation/truck terminals; lumber yards; radio/television transmission towers; recreational uses; wind/solar energy conversion; cellular/digital antennas/towers	40,000 sq. ft.	--
M-2 General Manufacturing District	Those uses permitted in the M-1 Limited Manufacturing District; manufacturing of automobiles; hand tools/hardware; electric lighting, wiring, transmission, and distribution equipment; electrical industrial apparatus; electrometallurgical products; engines/turbines; farm machinery/equipment; kitchen articles; glass; heating apparatuses and plumbing fixtures; household appliance; metal containers; motorcycles/bicycles; nonhazardous chemicals; office, computing and accounting machines; small arms ammunition; screw machine and wire products; signaling/fire control equipment	Airports, airstrips, and landing fields; utilities; passenger and industrial transportation terminals; pea vineries, creameries, and condenseries; animal reduction facilities; disposal areas/incinerators; lumber yards; manufacturing of potentially hazardous materials; radio/television transmission towers; materials storage; aggregate/ready mix plants; recreational uses; wind and solar energy conversion; and cellular/digital communication antennas/towers	80,000 sq. ft.	--
Q-1 Quarrying District	None	Aggregate/ready-mix/asphalt plants; broken stone quarrying; crushing/processing of indigenous minerals; concrete product manufacturing; peat/soil removal; quarrying; sand/gravel quarrying; stockpiling; rock/slate/gravel/sand/mineral washing, refining, or processing; utilities; recreational uses; wind/solar energy conversion; and cellular/digital antennas/towers	3 acres	--

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**Table B.8 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
L-1 Landfill District	None	Sanitary landfills operated in accordance with Chapters NR 500 through NR 551 of the Wisconsin Administrative Code; structures and lands as designated on the approved site restoration/reuse plan; utilities; recreational uses; and wind/solar energy conversion	20 acres	--
I-1 Institutional District	Public or private schools, colleges, and universities; churches; funeral homes; hospitals, sanatoriums, nursing homes, and clinics; libraries, community centers, museums, and public art galleries; public administrative offices, public parks, and public service buildings; and public utility offices	Utilities; housing for the elderly; bed and breakfast establishments; recreational uses; wind/solar energy conversion; and cellular/digital antennas/towers	40,000 sq. ft.	1,200 for a one-story dwelling 1,800, for a multi-story dwelling, with 1,000 first floor minimum
P-1 Park District	Botanical gardens and arboretums; exhibition halls; fairgrounds; golf courses without country club facilities; historic monuments or sites; hiking, biking, and nature trails; outdoor skating rinks; park and playgrounds; picnicking areas; playfields or athletic fields; public art galleries; sledding, skiing, or tobogganing; swimming beaches; swimming pools; and tennis courts	Utilities; condominiums; <sup>b</sup> recreational uses; wind/solar energy conversion; and cellular/digital antennas/towers	--	--
C-1 Lowland Conservancy District	Hiking, fishing, trapping, swimming, and boating; harvesting of wild crops; silviculture; construction and maintenance of fences; existing agricultural uses; ditching, tiling, dredging, excavating, or filling done to maintain or repair an existing agricultural drainage system; construction and maintenance of piers, docks, and walkways; and the maintenance, repair, replacement, and reconstruction of existing streets, roads, and bridges	Utilities; recreational uses; wind/solar energy conversion	--	--
C-2 Upland Conservancy District	Agricultural uses in accordance with County Conservation Standards; general farm buildings; preservation of scenic, historic, and scientific areas; forest management; fish hatcheries; game farms/management; hunting/fishing clubs; park/recreation areas; single-family dwellings; and keeping of/raising domestic stock	Utilities; bed and breakfast establishments; recreational uses; and wind/solar energy conversion	5 acres	1,400 minimum, with 900 first floor minimum
Planned Unit Development (PUD) Overlay District	Uses permitted in a PUD Overlay District shall conform to uses generally permitted in the underlying basic use district <sup>c</sup>	Utilities; recreational uses; wind energy conversion systems; and solar energy conversion systems	Varies <sup>d</sup>	--

**Table continued on next page.**

**Table B.8 (Continued)**

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

<sup>a</sup> Individual business sites in the B-1 District shall provide sufficient area for the principal building and its accessory buildings, off-street parking and loading areas, and required yards. Shopping centers shall contain a minimum area of five acres.

<sup>b</sup> One- or two-family dwellings when created as a Planned Unit Development Overlay District.

<sup>c</sup> The PUD Overlay District may be used for developments in the following basic use districts: R-1 Single-Family Residential, R-2 Two-Family Residential, R-3 Multi-Family Residential, B-1 Shopping Center Business District, B-2 Highway Business District, M-1 Limited Manufacturing District, M-2 General Manufacturing District, I-1 Institutional District, P-1 Park District, and A-1 Agricultural/Rural Residential District.

<sup>d</sup> An area designated as a PUD Overlay District shall be under single or corporate ownership or control, and shall contain a minimum development area as follows:

- 5 acres for an A-1 Agricultural/Rural Residential PUD.
- 5 acres for a Residential PUD
- 5 acres for a Commercial PUD
- 10 acres for a Mixed Compatible Use PUD
- 20 acres for an Industrial PUD

Source: Town of Jackson Zoning Ordinance (adopted June 1993) and SEWRPC

**Table B.9  
Town of Kewaskum Zoning Ordinance Summary of District Regulations**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
EA Agricultural Preservation District	Beekeeping; dairy farming; essential services; single-family farm dwelling w/garage; floriculture; grazing or pasturing; horticultural service; orchards; plant nurseries; raising of domestic animals or poultry; raising of grain, grass, mint, and seed crops; raising of tree fruits, nuts, and berries; raising of vegetables; sod farming; and grape growing	Additional existing dwellings; agricultural warehousing; airports, airstrips, and landing fields; animal hospitals, kennels, and veterinary services; bed and breakfast establishments; boarding stables; boat and recreation vehicle storage; communication antennas or towers; energy conservation uses; fish hatcheries, game farms, and hunting clubs; home industries; housing for farm laborers, seasonal and migratory farm workers; manure storage facilities; nonmetallic mineral extraction and quarrying; off-road vehicle racing or operation; parking; pea vineries, creameries, and condenseries; planned unit developments (PUDs); raising exotic animals; roadside stands; and salvage operations, recycling centers, and automobile wrecking yards; sawmills; and utilities	10 acres; Maximum overall density of one single-family dwelling per 10 acres	1,200 minimum
A-1 Agricultural/Open-Space District	Beekeeping; contract sorting, grading, and packaging of fruits and vegetables; corn shelling, hay baling, and threshing services; dairy farming; single-family dwelling w/garage; essential services; floriculture; grazing or pasturing; grist milling services; horticultural service; orchards; plant nurseries; raising of domestic animals; <sup>a</sup> raising of rabbits; raising of grain, grass, mint, and seed crops; raising of tree fruits, nuts, and berries; raising of vegetables; sod farming; grape growing; and viticulture	Agricultural warehousing; airports, airstrips, and landing fields; animal hospitals, kennels and veterinary services; bed and breakfast establishments; boarding stables; boat and recreation vehicle storage; communication antennas or towers; energy conservation uses; fish hatcheries, game farms, and hunting clubs; home industries; housing for farm laborers and seasonal and migratory farm workers; manure storage facilities; nonmetallic mineral extraction and quarrying; off-road vehicle racing or operation; pea vineries, creameries, and condenseries; PUDs; raising of domestic animals; <sup>a</sup> raising of fur-bearing animals; raising of exotic animals; salvage yards, recycling centers, and automobile wrecking yards; and utilities	3 acres; Maximum overall density of one single-family dwelling per five acres <sup>b</sup>	1,200 minimum
R-1 Single-Family Residential District	Single-family dwellings with an attached or detached garage, and essential services	Bed and breakfast establishments; energy conservation; home industries; public parks; raising of domestic animals; <sup>a</sup> rest homes, nursing homes, clinics, and commercial children's nurseries; and utilities	1 acre; Maximum overall density of one single-family dwelling per acre	1,200 minimum

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**Table B.9 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
B-1 Business District <sup>c</sup>	Agricultural equipment sales and service; antique and collectors stores; automotive sales and service; barber shops; beauty shops; bowling alleys; building supply stores (excluding lumber yards); business offices; cocktail lounges and taverns; garden centers; gasoline stations; gift stores; self-service storage facilities; tailor or dressmaking shops; and transportation facilities for buses, limousines, or taxis	Adult entertainment establishments; animal hospitals, veterinary services, and boarding of animals; commercial recreation facilities; communications antennas and towers; construction services; energy conservation uses; fuel oil, bottled gas, liquid petroleum gas, and ice dealers; lumber yards, millwork, saw mills, and planning mills; outdoor display of retail merchandise; recycling collection point; residential quarters; accessory solar energy collectors; and utility substations, municipal wells, pumping stations, and towers	1 acre	--
M-1 Manufacturing District <sup>c</sup>	General light manufacturing; commercial greenhouses; food locker plants; printing and publishing; self-service storage facilities; warehousing; and wholesaling	Animal reduction facilities, forges, foundries, slaughter houses, stockyards, and tanneries; automobile wrecking yards; communication antennas and towers; composting sites and related operations; energy conservation uses; incinerators, salvage yards and sewage disposal plants; lumber yards and building supply yards; machine shops; tool and die manufacturing; manufacturing or processing of specified materials; radio and television towers/studios; recycling centers/collection point; storage of potentially hazardous materials; transportation and truck terminals; freight forwarding services; and utility substations, municipal wells, pumping stations, and towers	1 acre	--
I-1 Institutional District <sup>c</sup>	Public or private schools; churches, cemeteries, and crematoriums; funeral homes; hospitals, sanatoriums, nursing homes, and clinics; libraries, community centers, museums, and public art galleries; public administrative offices, parks, and service buildings; and public utility offices	Airports, airstrips, and landing fields; <sup>d</sup> cemeteries and crematoriums; communication antennas and towers; penal and correctional institutions; accessory solar energy collectors; transmitting, receiving, relay, and microwave towers and broadcast studios; and utility substations, municipal wells, pumping stations, and water towers	1 acre	1,200 minimum
P-1 Park District	Botanical gardens; golf courses without country club facilities; historic monuments or sites; hiking, biking, and nature trails; outdoor skating rinks; parks and playgrounds; picnicking areas; play/athletic fields; sledding, tobogganing, skiing or snowboarding; swimming pools; tennis courts; and existing single-family dwellings	Archery ranges; golf courses with country club facilities; utility substations, municipal wells, pumping stations, and water towers; and accessory solar energy collectors	3 acres <sup>e</sup>	--

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**Table B.9 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
C-1 Lowland Conservancy Overlay District	Hiking, fishing, trapping, swimming, and boating; harvesting of wild crops; silviculture; construction and maintenance of fences; existing agricultural uses; ditching, tiling, dredging, excavating, or filling to maintain/repair an existing agricultural drainage system; the construction and maintenance of piers, docks, and walkways; and the maintenance, repair, replacement, and reconstruction of existing streets and bridges	Roads necessary for conducting silviculture activities or for agricultural cultivation; construction and maintenance of non-residential buildings used solely for natural resource preservation purposes; public and private parks; public utilities and facilities; construction and maintenance of railroad lines; and fish hatcheries, game farms, and hunting clubs	--	--

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

<sup>a</sup> The raising of domestic animals as a principal or conditional use is restricted by the size of the parcel and type of animal. Refer to the Town of Kewaskum zoning ordinance and map for information.

<sup>b</sup> Parcels with more than 50 percent of their total area situated within an environmental corridor must have a minimum area of five acres.

<sup>d</sup> Site plan review and approval is required for permitted uses in this district.

<sup>e</sup> Airports, airstrips, and landing fields are only permissible as conditional uses on parcels that are not less than 10 acres in area.

<sup>e</sup> Parcels with within an environmental corridor must have a minimum area of five acres.

Source: Town of Kewaskum Zoning Ordinance (adopted February 2007 and amended through December 2014) and SEWRPC

**Table B.10  
Village of Kewaskum Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A-1 Agricultural/ Transitional District	Agriculture; dairying; floriculture and nurseries; livestock or poultry raising; <sup>a</sup> general farm buildings; existing dwellings	Seasonal produce stands; fish hatcheries; game farms; livestock or poultry raising; <sup>b</sup> veterinarian services; energy conversion systems; and utility substations	5 acres	--
RS-1 Single-Family Residential District	Single-family dwellings; community living arrangements serving eight or fewer persons; foster family homes; family day care homes	Bed and breakfast establishments; community living arrangements serving more than eight persons; freestanding solar energy systems; and utility substations	10,000 sq. ft.	1,200 minimum, with 750 first floor minimum
RS-2 Single-Family Residential District	All RS-1 District principal uses and two-family dwellings existing prior to 1978	All RS-1 District conditional uses	7,200 sq. ft.	1,000 minimum, with 600 first floor minimum
RD-1 Two-Family Residential District	Two-family dwellings; single-family dwellings; community living arrangements serving eight or fewer persons; foster family homes; and family day care homes	All RS-1 District conditional uses and conversion of single-family dwellings into two-family dwellings	12,000 sq. ft.	1,000 minimum, with 600 first floor minimum, per dwelling unit
RM-1 Multifamily Residential District	Multifamily dwellings; two-family dwellings; community living arrangements serving 15 or fewer persons; foster family homes; and family day care homes	Community living arrangements serving 16 or more persons; housing for the elderly at a density not to exceed 22 units per acre; bed and breakfast establishments; freestanding solar energy systems; utility substations; and conversion of single-family dwellings into two-family dwellings	Varies <sup>c</sup>	1,800 minimum, with 900 minimum per dwelling unit for two-family dwellings; 500 minimum per dwelling unit for multifamily one-bedroom dwellings plus 120 per each additional bedroom up to three bedrooms <sup>d</sup>
B-1 Limited Business District	Specified retail stores and shops, and business and professional offices; <sup>e</sup> and civic, social, and fraternal associations	Specified retail stores and shops; specified business and professional offices; animal hospitals; antique/ second hand stores; bed and breakfast establishments; commercial adult and child care centers; funeral homes; roadside produce stands; construction services; and cellular towers	10,000 sq. ft.	--
B-2 Community Business District	All B-1 District principal uses; specified retail stores and shops; <sup>f</sup> office and customer service facilities; auto and marine craft sales and services excluding outdoor storage; and hotels and motels	All B-1 District conditional uses except bed and breakfast establishments; specified retail stores and shops; drive-through facilities; check cashing services; auto service stations; gymnasiums and athletic clubs; radio and television facilities; and adult-oriented establishments	10,000 sq. ft.	--
B-3 Central Business District	All B-2 District principal uses <sup>g</sup>	All B-2 District conditional uses except adult-oriented establishments and specified retail stores and shops; specified office and customer service facilities; bed and breakfast establishments; and housing for the elderly	5,000 sq. ft.	--

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**Table B.10 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
B-4 General Business and Warehousing District	Wholesaling, retail sales, and warehousing of specified products, including automobiles and marine craft, alcoholic beverages, produce, groceries, and furniture	Wholesaling, retail sales, and warehousing of specified products, including lawn and garden supplies, animal hospitals, dairy products and processing, freight yards, and meat products	10,000 sq. ft.	--
M-1 Limited Manufacturing District	Uses involving the manufacture, production or fabrication of specified products; the wholesaling, warehousing, or storage of specified goods and materials	Asphalt plants; canneries; commercial service facilities; energy conversion systems; forges and foundries; lumber yards; outdoor storage; recycling centers; and adult-oriented establishments	10,000 sq. ft.	--
M-2 General Manufacturing District	All M-1 District principal uses and all manufacturing, production, fabricating, and storage uses not permitted in any other industrial district, excluding the manufacture, production, or fabrication of explosives, flammable liquids, and gaseous or vaporous substances	All M-1 District conditional uses	20,000 sq. ft.	--
M-3 Extractive District	Essential services	Quarrying or other nonmetallic mining operations; washing, refining, or processing of materials when accessory to quarrying operations; aggregate, ready-mix, and asphalt plants; manufacture of concrete blocks; and utility substations	-- <sup>h</sup>	--
I-1 Institutional District	Adult and child care centers; hospitals and nursing homes, libraries; community centers; museums; public and private schools; public administrative offices and service buildings; post offices; religious institutions; public utility offices; and water storage tanks and towers	Cemeteries and funeral homes; housing for the elderly; health clubs; recycling centers; and energy conversion systems	10,000 sq. ft.	--
P-1 Park and Recreation District	Botanical gardens; hiking, biking, and nature trails; outdoor skating rinks; parks; and wildlife and plant life preserves	Amphitheaters and arenas; amusement parks; archery ranges; boat rentals, mooring, and access sites; campgrounds; country clubs; fairgrounds; golf courses; indoor firearm ranges; museums; playgrounds, picnicking, and play or athletic fields; resorts; swimming beaches and pools; and zoos	-- <sup>h</sup>	--
C-1 Lowland Conservancy District	Construction and maintenance of piers, fences, and docks; ditching, dredging, and excavating to maintain drainage; hiking, fishing, and boating; harvesting of wild crops; and silviculture	Construction and maintenance of streets and bridges; nonresidential buildings used solely for purposes compatible with wetland preservation; utilities; railroads; and public and private parks and recreation areas	--	--
C-2 Upland Conservancy District	Forest management; hiking, fishing, and trapping; park and recreation areas; recreational trails; wildlife and plant preserves; and single-family dwellings	Clustered residential developments; fish hatcheries; bed and breakfast establishments; freestanding solar energy systems; and utility substations	5 acres	1,400 minimum, with 900 first floor minimum

**Table continued on next page.**

**Table B.10 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
RBT Residential/ Business Transition Overlay District <sup>1</sup>	Existing single- and two-family dwellings and associated accessory uses	Conditional uses permitted in underlying basic use district; modifications to existing uses or structures; and new accessory uses associated with existing dwellings	Minimum lot size requirements are the same as the underlying basic use zoning district	Minimum floor area requirements are the same as the underlying basic use zoning district
PUD Planned Unit Development (PUD) Overlay District <sup>1</sup>	None	Any use permitted in an underlying basic use zoning district may be permitted as a conditional use in a PUD	-- <sup>2</sup>	Minimum floor area requirements are the same as the underlying basic use zoning district

Notes: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village of Kewaskum zoning ordinance and map for specific zoning information. The Village adopted a separate floodplain ordinance in 2009 (amended in 2013). Floodplain requirements in the Village zoning ordinance were repealed in 2016.

<sup>a</sup> The limited keeping and raising livestock or poultry is restricted to not more than one head of domestic livestock or 20 head of poultry per acre.

<sup>b</sup> The keeping and raising livestock, with the exception of hogs, which is prohibited, that exceeds one head of domestic livestock or 20 head of poultry per acre.

<sup>c</sup> Minimum lot areas for multifamily dwellings vary depending on the number of bedrooms with a minimum of 1,200 sq. ft. Refer to the Village of Kewaskum zoning ordinance for more information.

<sup>d</sup> The minimum floor area for multifamily efficiency dwellings is 450 sq. ft. per dwelling unit.

<sup>e</sup> Principal retail uses, which exclude fuel and vehicle service stations, are not to exceed 1,500 sq. ft. of primary floor area. Business and professional offices and studios are not to exceed 1,000 sq. ft. of primary floor area.

<sup>f</sup> Principal retail uses are not to exceed 10,000 sq. ft. of primary floor area.

<sup>g</sup> All principal permitted uses except retail stores and shops cannot exceed 1,500 sq. ft. of primary floor area. Business, professional, medical, public service, banking, savings and loan offices, studios for commercial photography, advertising, art, music, dancing, and other such uses, including related schools, cannot exceed 1,000 sq. ft. of primary floor area. Outdoor display of retail merchandise for sale and automobile and large marine craft rental, repair, and sales are excluded. Refer to the Village of Kewaskum zoning ordinance for more information.

<sup>h</sup> Lots must provide sufficient area for the principal structure and its accessory structure, operation, off-street parking and loading areas, and all required yards.

<sup>i</sup> A PUD Overlay District imposes certain additional requirements upon the underlying basic use zoning district.

<sup>j</sup> The PUD Overlay District allows for flexibility in the design of overall developments while maintaining insofar as possible the use standards and requirements, including minimum and maximum lot size, set forth in the underlying basic use zoning district and subject to approval of a conditional use permit.

Source: Village of Kewaskum Zoning Ordinance (adopted May 2004 with amendments through August 2016) and SEWRPC



**Table B.11  
Village of Newburg Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum Floor Area (square feet)</b>
R-1 Single-Family Residential District	One-family dwellings; attached or detached garage; and garden/yard equipment shed	Churches, synagogues, and similar places of worship/instruction; municipal buildings (with exceptions); utility offices without service garage/storage yard; public, parochial, and private elementary/secondary schools; recreation areas; home occupations/professional home offices; bed and breakfast establishments; governmental/cultural uses; utilities; golf courses; and cemeteries All R-1 District conditional uses	20,000 sq. ft.	1,500
R-2 Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses	14,000 sq. ft.	1,350
R-3 Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses	10,000 sq. ft.	1,150
R-4 Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses; catering businesses; and funeral homes	8,700 sq. ft.	1,100
RD-1 Single-Family and Two-Family Residential District	All R-1 District principal uses and two-family dwellings	All R-1 District conditional uses except bed and breakfast establishments; and hospitals, rest homes, rehab centers, and adult day care centers	10,000 sq. ft. for single-family dwellings; 13,200 sq. ft. for two-family dwellings	1,150 for single-family dwellings; 900 per unit for two-family dwellings with a full basement; 1,100 minimum for two-family dwellings without a full basement
RM-1 Multi-Family Residential District	Multi-family dwellings; attached or detached garages; and yard equipment shed	All RD-1 District conditional uses; funeral homes; and boarding houses	12,000 sq. ft. <sup>b</sup>	600 per one-bedroom dwelling unit; 800 per two-bedroom dwelling unit; 1,000 per three-bedroom dwelling unit
MH Mobile Home Subdivision District	Mobile home parks and mobile home subdivisions	None	5 acres for a mobile home park; 6,000 sq. ft. per lot in a mobile home subdivision	600 in a mobile home park 720 in a mobile home subdivision
B-1 Central Business District	Grocery and other specified stores; financial institutions; professional offices, and medical services/sales; taverns, liquor stores, restaurants, and bakeries; salons and barber shops; laundry/tailoring; art/print shops; post office; caterers; parking lots; gas stations and sales/service of vehicles/equipment/farm implements; computer services; and one- and two-family dwellings existing as of February 1, 2007	Retail/service businesses not specified as a principal use; residential quarters on the ground floor; child care centers; veterinary clinics; governmental/ cultural uses; and utilities	6,000 sq. ft.	--

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**Table B.11 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum Floor Area (square feet)
B-2 Business District	All B-1 District principal uses; funeral homes; commercial stores; drive-in banks/establishments serving food; shopping centers; and repair facilities	Retail/service businesses not specified as a principal use; hotels/motels; apartment hotels, and tourist rooming houses; bed and breakfast; child/adult day care centers; veterinary clinics; mini-/self-storage facilities/warehouses; governmental/cultural uses; utilities; and boat launches	14,000 sq. ft. <sup>c</sup>	-- <sup>c</sup>
PUD Planned Residential Unit Development District	Permitted uses of the underlying existing zoning district	Mixed-uses	--	--
M-1 Manufacturing District	Vehicle/farm equipment sales/service; storage/wholesale of nonhazardous goods/materials; specified manufacturing/fabrication; and sewerage treatment plants	Storage of potentially hazardous materials/substances; recycling collection/processing; specified towers; governmental/cultural uses; and utilities	16,000 sq. ft.	--
M-2 Manufacturing District	All M-1 District principal uses	All M-1 District conditional uses; manufacturing/fabrication not permitted in the M-1 District (with exclusions); mini-/warehouses; communication/TV towers; and incinerators/landfill operations	40,000 sq. ft.	--
A-1 Agricultural District	General farming; single-family dwellings; <sup>d</sup> and essentials services	Kennels; bed and breakfast establishments; roadside stands; utilities; incinerators/landfill operations; golf courses; and cemeteries	20 acres	-- <sup>e</sup>
A-2 Agricultural District	All A-1 District principal uses	All A-2 District conditional uses	10 acres	-- <sup>e</sup>
C-1 Conservancy District	Public parks/playgrounds; forestry/fish/wildlife management; harvesting of wild crops; fishing/trapping; and dams, power stations, and transmission lines	Boat launches and utilities	--	--
C-2 Conservation Outdoor Recreation District	All C-1 District principal uses and sportsman clubs	Other outdoor recreation organization activities	10 acres	-- <sup>f</sup>

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 information.

<sup>a</sup> Specified public and commercial recreational facilities are typical conditional uses in every district.

<sup>b</sup> The RM-1 District requires a minimum lot area of 3,600 sq. ft. per one-bedroom dwelling unit; 4,000 sq. ft. per two-bedroom dwelling unit; and 4,356 sq. ft. per three-bedroom dwelling unit.

<sup>c</sup> Minimum lot size and floor area requirements for single-family residences in the B-2 District are the same as the R-2 District.

<sup>d</sup> One single-family dwelling per lot.

<sup>e</sup> Minimum floor area requirements for residences within the A-1 and A-2 Districts are the same as for the R-1 District.

<sup>f</sup> The maximum floor area for buildings within the C-2 District is 10,000 sq. ft.

Source: Village of Newburg Zoning Ordinance (adopted July 2016) and SEWRPC

**Table B.12  
Town of Polk Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A-1 General Agricultural District	Agriculture, general farming, pasturage, and truck farming; dairying; floriculture, greenhouses, horticulture, nurseries, orchards, and viticulture; forestry; hatcheries/poultry raising; livestock raising, grazing, paddock, and horse stables and single-family dwellings	Converted two-family dwellings; converted storage/warehousing; boat rental and access sites; campgrounds; fish hatcheries; forest reserves; picnic areas; junk yards and dumping areas; nonagricultural equipment storage; boarding and riding stable facilities; in-law units; and mobile service facilities	5 acres	1,200 minimum for one-story single-family dwellings with full basement; 1,400 minimum for one-story single-family dwellings without basement; 1,400 minimum, with 800 first floor minimum, for two-story single-family dwellings <sup>a</sup>
R-1 Single-Family Residential District <sup>b</sup>	Single-family dwellings; adult family home; community living arrangements; and foster homes	Residential planned unit developments (PUDs) such as cluster developments; in-law units; the keeping of chickens; and community living arrangements	60,000 sq. ft. <sup>c</sup>	1,200 minimum for one-story single-family dwellings with full basement; 1,400 minimum for one-story single-family dwellings without basement; 1,400 minimum, with 800 first floor minimum, for two-story single-family dwellings <sup>a</sup>
R-2 Multi-Family Residential District	Existing single-family dwellings; adult family homes; foster family homes; and community living arrangements with a capacity for 15 or fewer persons	Multi-family dwellings and community living arrangements with a capacity for 16 or more persons	15,000 sq. ft. or 4,000 sq. ft. per dwelling unit	750 minimum for one-bedroom dwelling units; 950 minimum for two-bedroom dwelling units
I-1 Institutional District	Schools; colleges; universities; hospitals; sanitariums; religious, charitable, and penal institutions; cemeteries/crematories; agriculture, general farming, pasturage, and cash cropping; medical offices/clinics; and subacute rehabilitation facilities	Mobile service facilities	10 acres	--
B-1 Business District	Specified retail establishments, including personal services and restaurants; residential quarters for an owner/employee or rental apartments as secondary use; agriculture, general farming, pasturage, and cash cropping; and mini warehouses	Adult-oriented establishments; truck terminals for five or more trucks; mobile service facilities; and motels	-- <sup>d</sup>	Minimum floor area requirements for residential purposes
M-1 Industrial District	Automotive body repairs; bakeries; business offices; farm machinery sales and services; food locker plants; laboratories; machine shops; painting; printing; publishing; radio/television-receiving antennas; machinery and equipment storage/sale; trade/contractor offices; upholstery cleaning/pressing/dyeing; utility structures; manufacturing/bottling of nonalcoholic beverages; manufacturing, fabrication, processing, assembly, packaging, packing, warehousing, and wholesaling of specified goods and products from specified materials; milk transfer stations; inside storage; agriculture, general farming, pasturage, and cash cropping; and mini warehouses <sup>e</sup>	Freight yards/terminals and trans-shipment depots; breweries; crematories; residential quarters for owner/employee; ready-mix plants; mobile service facilities; and mini warehouses <sup>e</sup>	-- <sup>d</sup>	--

Table continued on next page.

**Table B.12 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
Q-1 Quarrying District	Agriculture, general farming, pasturage, and cash cropping; quarrying uses, including the removal of rock, slate, gravel, sand, topsoil, or any minerals from the earth, and accessory or related uses <sup>f</sup>	Mobile service facilities	-- <sup>d</sup>	--
L-1 Sanitary Landfill District	None	Sanitary landfills and structures and lands used for purposes designated in an approved restoration and reuse plan <sup>f</sup>	-- <sup>d</sup>	--
P-1 Park District	Archery ranges; bathhouses; beaches; boating; campgrounds; conservatories; driving ranges; firearm ranges; go-cart tracks; golf courses; gymnasiums; hunting; ice boating; marinas; music halls; polo fields; refreshment/snack stand; riding academies; skating rinks; snowmobile courses; sport fields; stadiums; swimming pools; zoological and botanical gardens; and specified commercial recreation facilities <sup>f</sup>	Mobile service facilities	4 acres	--
PUD Planned Unit Development (PUD) Overlay District <sup>g</sup>	None	All uses shall be conditional upon determination of their appropriateness <sup>h</sup>	Varies <sup>i</sup>	Varies <sup>i</sup>

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

<sup>a</sup> Additional variations for minimum floor area exist depending on the number of bedrooms, levels, and the presence or absence of a basement for single- and two-family dwellings. Refer to the Town of Polk zoning ordinance for specific information.

<sup>b</sup> The R-1 Single-Family Residential District is intended to feature primarily single-family residences within a minimum development area of 20 acres.

<sup>c</sup> All residential PUDs are expected to have a minimum development area of 10 acres with a minimum lot size of 40,000 sq. ft. for lots without sanitary sewer and 8,000 square feet for sewer lots.

<sup>d</sup> Minimum lot area requirements for this district necessitate sufficient area for the principal structure and all accessory structures and uses, including parking, storage, and an on-site sewage disposal system.

<sup>e</sup> Mini warehouses may exist as a permitted or conditional use depending upon the date of establishment. Refer to the Town of Polk zoning ordinance for specific information.

<sup>f</sup> Quarrying uses within the Q-1 District, all conditional uses within the L-1 District, and all principal uses in the P-1 District are subject to review by and/or issuance of the appropriate permit from the Town Board.

<sup>g</sup> The PUD Overlay District may only be used for mixed-use type developments consisting of areas zoned both R-2 Multi-Family Residential District (Sewered) and B-1 Business District. Such mixed multi-family and business planned developments may also include areas zoned I-1 Institutional District and/or P-1 Park District.

<sup>h</sup> All uses in the PUD Overlay District are conditional uses. Uses shall conform to permitted, accessory, or conditional uses generally allowed in the underlying basic use district.

<sup>i</sup> Minimum lot area requirements in the PUD Overlay District allow the lot area of the underlying basic zoning district to be modified; however, where the underlying zoning is a residential basic use district, the net density of that residential district shall not be exceeded. The minimum lot area requirements of the underlying basic zoning district may be modified in the PUD Overlay District if deemed appropriate by the Town Board, after considering a recommendation from the Plan Commission. The planned unit development shall contain sufficient area for the principal structure and all accessory structures and uses, including parking, storage, and an on-site sewage disposal system.

<sup>j</sup> Buildings shall provide a minimum floor area that is equal to or greater than that required in the underlying basic zoning district.

Source: Town of Polk Zoning Ordinance (adopted September 1971 with amendments through August 2017) and SEWRPC

**Table B.13  
Town of Trenton Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
EA Exclusive Agricultural District	Apiculture; dairy farming; floriculture; grazing and pasturing; livestock and poultry raising; <sup>b</sup> nurseries; orchards; raising of grain, grass, mint, and seed crop; raising of tree fruits, nuts, and berries; sod farming; vegetable raising; viticulture; general farm buildings; existing single-family dwellings and additional single-family dwellings for farm operator or relative; and essential services	Additional dwelling for child or parent of farm operator exceeding two; public and semi-public uses such as governmental and cultural uses, parks, or utility facilities; accessory apartments; conversion of a single-family dwelling to a two-family dwelling; bed and breakfast establishments; specialized agriculture-related uses; farm machinery services; veterinary offices; landscaping, masonry, contractor, and similar businesses <sup>c</sup> earth-sheltered structures; commercial raising and propagation of animals; animal boarding; shooting ranges; and barn weddings and receptions All EA District conditional uses	35 acres for farm parcels	1,200 minimum per dwelling, with 800 first floor minimum for multi-story dwellings
AT Agricultural Transition District	All EA District principal uses	All EA District conditional uses	35 acres for farm parcels	1,200 minimum per dwelling, with 800 first floor minimum for multi-story dwellings
A-1 Agricultural District	All EA District principal agricultural uses <sup>b</sup> agricultural warehousing; egg production; feed lots; contract sorting, grading and packaging of produce; corn shelling and hay baling or threshing services; grist milling; horticultural services; poultry hatchery services; single-family dwellings; and essential services	Airports, airstrips, and landing fields; utility substations, wells, pumping stations, and towers; conversion of a single-family dwelling to a two-family dwelling; accessory apartments; bed and breakfast establishments; animal boarding; commercial raising and propagation of animals; soil removal; landscaping, masonry, contractor, and similar businesses that may utilize off-site workers; <sup>c</sup> shooting ranges; and earth-sheltered structures	35 acres per dwelling	1,200 minimum per dwelling, with 800 first floor minimum for multi-story dwellings
R-1 Single-Family Residential District (Unsewered)	Single-family dwellings (excluding mobile homes); <sup>d</sup> two-family dwellings extant prior to adoption of zoning ordinance; essential services; and community living arrangements or day care centers serving eight or fewer persons	Governmental and cultural uses; schools and churches; clubs and lodges; utility facilities; accessory apartments; community living arrangements serving more than eight persons; bed and breakfast establishments; beauty and barber shops; soil removal; landscaping, masonry, contractor, and similar businesses <sup>c</sup> and earth-sheltered structures All R-1 District conditional uses except earth-sheltered structures	40,000 sq. ft.	1,400 minimum per dwelling, with 1,000 first floor minimum for multi-story dwellings
R-2 Single-Family Residential District (Unsewered)	Single-family dwellings with attached garage; <sup>d</sup> community living arrangements serving eight or fewer persons; essential services; and livestock and poultry raising <sup>b</sup>	All R-1 District conditional uses except earth-sheltered structures	40,000 sq. ft.	1,400 minimum per dwelling, with 1,000 first floor minimum for multi-story dwellings
R-3 Rural Residential District	All R-2 District principal uses <sup>d</sup>	All R-1 District conditional uses except earth-sheltered structures	3 acres	1,400 minimum per dwelling, with 1,000 first floor minimum for multi-story dwellings
R-4 Single-Family Residential District (Sewered)	Single-family dwellings with attached garage; <sup>d</sup> community living arrangements serving eight or fewer persons; and essential services	All R-1 District conditional uses except earth-sheltered structures	20,000 sq. ft.	1,100 minimum per dwelling, with 700 first floor minimum for multi-story dwellings

**Table continued on next page.**

**Table B.13 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-5 Single-Family Residential District (Sewered)	Single-family dwellings with attached garage; <sup>d</sup> and essential services	Governmental and cultural uses; schools and churches; utility facilities; clubs and lodges; beauty and barber shops; soil removal; and landscaping, masonry, contractor, and other businesses that may utilize off-site workers <sup>c</sup>	12,000 sq. ft.	1,000 minimum per dwelling, with 700 first floor minimum for multi-story dwellings
R-6 Two-Family Residential District (Unsewered)	Two-family dwellings with attached garage; <sup>d</sup> and essential services	All R-5 District conditional uses	60,000 sq. ft.	1,100 minimum per dwelling unit or 2,200 minimum per structure
R-7 Two-Family Residential District (Sewered)	Two-family dwellings with attached garage; <sup>d</sup> and essential services	All R-5 District conditional uses; housing for the elderly at a density of not more than 16 units per acre; and clinics and children's nurseries	20,000 sq. ft.	1,000 minimum per dwelling unit or 2,000 minimum per structure
R-8 Multiple-Family Residential District	Multi-family dwellings <sup>d</sup>	All R-5 District conditional uses; planned residential developments; and State-licensed nursery schools and day-care centers	1.5 acres for 4-unit dwellings plus 0.5 acre for every additional two dwelling units <sup>e</sup>	1,000 minimum for three-bedroom apartments; 800 minimum for two-bedroom apartments; 600 minimum for one-bedroom apartments
B-1 Local Business District	General retail sales and services; entertainment uses; restaurants; clinics; business offices; and banking institutions	Public passenger transportation terminals, such as bus and rail depots; governmental and cultural uses; utility facilities; funeral homes; drive-in banks; equipment rental; gasoline service stations; self-storage; construction contractors' shops and yards; soil removal; animal hospitals; and specified commercial recreational facilities	2 acres for shopping centers or districts	700 minimum for accessory dwellings within business structures
B-2 Highway Business District	Gasoline service stations; motels and hotels; building supply stores (excluding lumberyards); automotive sales and services; and restaurants and taverns	Governmental and cultural uses; utility facilities; public passenger transportation terminals, such as bus and rail depots; drive-in banks or theaters; funeral homes; transmission towers; equipment rental; automotive body repair; self-storage; construction contractors' shops and yards; animal hospitals; specified commercial recreational facilities; and soil removal	40,000 sq. ft.	700 minimum for accessory dwelling within business structure; 1,000 minimum for accessory dwelling detached from business structure

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**Table B.13 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
M-1 Industrial District	Adult-oriented establishments; <sup>f</sup> automotive body repair and upholstery; cleaning, pressing, and dyeing; bakeries; greenhouses; manufacturing of cosmetics, electrical appliances and devices, glass, jewelry, instruments, and nonalcoholic beverages; distributors; farm machinery and repair; food locker plants; laboratories; leather fabrication; machine shops; warehousing; packaging; painting; pharmaceutical processing; printing and publishing; storage and sale of machinery and equipment; tobacco and toiletries; and wholesaling	Airports, airstrips, and landing fields; governmental and cultural uses; utility and water treatment facilities; public passenger transportation terminals; transmission towers; equipment rental; animal hospitals; dumps and sewage treatment plants; recycling centers; soil removal; manufacturing, processing, and storage of specified materials; freight yards or terminals and transshipment depots; commercial service facilities; and solar and wind energy conversion systems	40,000 sq. ft.	50 percent maximum coverage
I-1 Rural Institutional District (Unsewered)	Public or private schools, colleges and universities; churches; funeral homes; hospitals and clinics; libraries; community centers; museums, and public art galleries; and public administrative offices and utility offices	Airports, airstrips, and landing fields; utility and water treatment facilities; penal and correctional institutions; cemeteries and crematories; clubs and lodges; accessory apartments; soil removal; bed and breakfast establishments; funeral homes; transmission towers; animal hospitals; and recycling centers	40,000 sq. ft.	Minimum floor area requirements are the same as for the R-2 District
I-2 Urban Institutional District (Sewered)	All I-1 District permitted uses	Airports, airstrips, and landing fields; utility and water treatment facilities; cemeteries and crematories; clubs and lodges; rest homes; housing for the elderly at a density of not more than 16 units per acre; clinics and children's nurseries; accessory apartments; bed and breakfast establishments; soil removal; funeral homes; animal hospitals; solar energy conversion systems; and transmission towers	12,000 sq. ft.	Minimum floor area requirements are the same as for the R-5 District
P-1 Park District	Botanical gardens; historic monuments or sites; outdoor skating rinks; parks and playgrounds; picnicking areas; athletic fields; public art galleries; sledding, skiing, or tobogganing; swimming beaches and pools; tennis courts; retreat centers; and indoor recreation	Governmental and cultural uses; utility facilities; public, parochial and private elementary and secondary schools and churches; shooting ranges; bathhouses; beaches; boating; camps; concession stands; conservatories; driving ranges; golf courses; gymnasiums; ice boating; marinas; music halls; polo fields; pools; riding academies; stadiums; zoological gardens; soil removal; and specified public and commercial recreational facilities	--	--
CES Country Estate District	Single-family dwellings with attached garage; <sup>d</sup> livestock and poultry raising; <sup>b</sup> and essential services	Public and private commercial or noncommercial group outdoor recreational facilities and schools; religious institutions; public administrative offices and services; private lodges and clubs; commercial development of historic restoration; bed and breakfast establishments; nursing and rest homes; public utility offices and installations; and commercial riding stables	10 acres	1,800 minimum per dwelling, with 1,200 first floor minimum for multi-story dwellings

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**Table B.13 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
CES-5 Country Estate District (Hobby Farms – Country Homes)	Single-family dwellings with attached garage; <sup>d</sup> community living arrangements serving eight or fewer persons; livestock and poultry raising; <sup>b</sup> and essential services	All CES District conditional uses, except commercial riding stables	5 acres	1,600 minimum per dwelling, with 1,200 first floor minimum for multi-story dwellings
CES-10 Country Estate District (Hobby Farms – Country Estates)	Single-family dwellings with attached garage; <sup>d</sup> livestock and poultry raising; <sup>b</sup> and essential services.	All CES District conditional uses	10 acres	1,800 minimum per dwelling, with 1,400 first floor minimum for multi-story dwellings
PDO Planned Development Overlay District	Uses permitted in a PDO District must conform to uses generally permitted in the underlying basic use district <sup>e</sup>	N/A	-- <sup>b</sup>	-- <sup>j</sup>
C-1 Conservancy District	Single-family dwellings located outside wetlands; farming and related agricultural uses in accordance with conservation standards; livestock and poultry raising; <sup>b</sup> existing residences; forest and game management; hunting, fishing, and hiking; parks; stables; utilities; nonresidential buildings used solely in conjunction with raising water fowl or fish; harvesting of wild crops; and recreational-related structures not requiring a basement	Animal hospitals and kennels; archery and firearm ranges; sports fields and skating rinks; golf courses; land restoration; marinas; ski hills and trails; utility facilities; recreation camps; campgrounds; riding stables; planned residential developments; sewage disposal plants; governmental, cultural, and public uses; soil removal; hunting and fishing clubs; professional home offices; and farm structures	5 acres	1,400 minimum per dwelling, with 1,000 first floor minimum for multi-story dwellings

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

<sup>a</sup> Solar energy conversion systems may be permitted as conditional uses in all districts.

<sup>b</sup> Lots are subject to proportional restrictions on the quantity of livestock in relation to acreage.

<sup>c</sup> Such businesses, which may utilize off-site workers, are subject to restrictions with regard to the use of residential facilities.

<sup>d</sup> Home occupations and professional home offices are principal uses in all residential and country estates districts provided that they meet the conditions listed in Section 380-56(B). Home occupations and professional home offices that do not meet the listed conditions may be permitted as conditional uses under Section 380-56(C).

<sup>e</sup> A maximum of eight units per lot is permitted in the R-8 District.

<sup>f</sup> Adult-oriented establishments may be permitted in the M-1 District subject to the requirements of Town Ordinance No. 2012-01.

<sup>g</sup> The Planned Development Overlay (PDO) District may be used in any district except for the EA, AT, A-1, and R-3 Districts.

<sup>h</sup> The PDO District allows for flexibility of overall development design of while maintaining insofar as possible the use standards and requirements, including minimum and maximum lot size, set forth in the underlying basic use district.

<sup>i</sup> Individual structures in a PDO District must comply with the building area and height requirements of the underlying basic use district.

Source: Town of Trenton Zoning Ordinance (adopted November 1989 with amendments through September 2016) and SEWRPC



**Table B.14  
Town of Wayne Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A-1 Exclusive Agricultural District	Agricultural crop production; apiculture; dairy and sod farming; livestock and poultry raising; <sup>b</sup> family day care homes; floriculture and plant nurseries; feedlots; community living arrangements serving eight or fewer persons; and single-family farm and existing dwellings	Agricultural warehousing; airports and airstrips; bed and breakfast establishments; limited additional dwellings and farm labor housing; <sup>c</sup> specified commercial animal raising and boarding; commercial butchering; processing of dairy products, peas, and corn; veterinary services for farm animals; wireless communication facilities; and utilities	35 acres	1,200 minimum for one-story dwellings; 1,800 minimum, with 1,000 first floor minimum, for multi-story dwellings
A-2 Agricultural/ Rural Residential District	All A-1 District principal uses; fish hatcheries and fish farming; truck farming; and single-family dwellings on existing lots	All A-1 District conditional uses; animal hospitals and veterinary services; greenhouses and nurseries with retail operations; raising of fur bearing animals; recreational uses; cemeteries; the conversion of specified farm family dwellings into two-family dwellings; single-family dwellings on new lots in cluster, lot-averaged, or traditional developments; and religious institutions	10 acres for residential use on traditional lots; 1.5 acres for clustered or lot-averaged residential use (10-acre density); 1.5 acres for non-residential use	1,200 minimum for one-story dwellings; 1,600 minimum, with 1,000 first floor minimum, for multi-story dwellings
R-1 Single-Family Residential District	Single-family dwellings on existing lots; community living arrangements serving eight or fewer persons; and essential services	Bed and breakfast establishments; community living arrangements serving more than eight persons; greenhouses and nurseries without retail operations home industries; in-law units; nursing homes, clinics, and commercial day care centers; schools; recreational uses; religious institutions; single-family dwellings on proposed new lots within traditional or lot averaging subdivisions or cluster developments; livestock and poultry raising; <sup>b</sup> utilities; wholesale fish hatcheries; and farming and truck gardening	10 acres for residential use on traditional lots; 1.5 acres for clustered or lot-averaged residential use (10-acre density); 1.5 acres for non-residential use	1,200 minimum for one-story dwellings; 1,600 minimum, with 1,000 first floor minimum, for multi-story dwellings
R-2 Single-Family and Two-Family Residential District	Single-family dwellings on existing lots; community living arrangements serving eight or fewer persons; family day care homes; and essential services	Two-family dwellings; community living arrangements serving more than eight persons; religious institutions; schools; nursing homes, clinics, and commercial day care centers; recreational uses; single-family dwellings on proposed new lots within traditional or lot averaging subdivisions or cluster developments; and home industries	2 acres total; 40,000 sq. ft. per dwelling unit	1,200 minimum, with 1,200 first floor minimum, for one-story dwellings
R-3 Multi-Family Residential District	Single-family, two-family, and multi-family dwellings; community living arrangements serving 15 or fewer persons; family day care homes; and essential services	Community living arrangements serving 16 or more persons; home industries; elderly housing; mobile homes and parks; nursing homes; clinics; commercial day care centers; schools; recreational uses; utilities; and religious institutions	60,000 sq. ft. total; 20,000 sq. ft. per dwelling unit	2,000 minimum per structure; 900 minimum per dwelling unit

**Table continued on next page.**

**Table B.14 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-4 Hamlet Residential District	Single-family dwellings on existing lots; community living arrangements serving eight or fewer persons; and essential services	Community living arrangements serving nine or more persons; single-family dwellings on proposed new lots within traditional or lot averaging subdivisions or cluster developments; home industries; in-law units; livestock and poultry raising; <sup>b</sup> nursing homes, clinics, and commercial day care centers; schools; recreational uses; utilities; and religious institutions	2 acres for residential use on traditional lots; 40,000 square feet for residential use within cluster or lot-averaged developments (2-acre density); 1.5 acres for non-residential uses	1,200 minimum for one-story dwellings; 1,600 minimum, with 1,000 first floor minimum, for multi-story dwellings
B-1 Hamlet Business District	Specified general retail sales and services; financial institutions; business offices; clinics; restaurants and taverns; and essential services	Drive-in restaurants; funeral homes; nursing homes and commercial day care centers; public transit terminals; wireless communication facilities; recreational uses; and single-family dwellings	--	--
B-2 Community Business District	All B-1 District permitted uses; adult-oriented businesses; florists; publishing houses; grocery stores; interior decorators; and theaters	All B-1 District conditional uses except single-family dwellings	5 acres for shopping centers	--
B-3 Highway Business District	Automobile sales and service; bowling alleys; building supply stores; clinics; financial institutions; garden centers; grocery stores; gas stations; light manufacturing; motels and hotels; offices and studios; retail establishments; fitness centers; theaters; and self-service storage facilities	Drive-in uses; billboards; funeral homes; nursing homes and day care centers; utilities; wireless communication facilities; and recreational uses	40,000 sq. ft.	--
M-1 Limited Manufacturing District	Light and custom manufacturing; food locker plants; laboratories; leather fabrication; pharmaceutical processing; machine shops; commercial greenhouses; rice milling; warehousing; and wholesaling	Airports and airstrips; billboards; lumber yards; truck terminals; wireless communication facilities; recreational uses; utilities; and public transit terminals	40,000 sq. ft.	--
M-2 General Manufacturing District	All M-1 District principal uses; heavy manufacturing; non-hazardous chemical manufacturing, processing, or use; non-flammable gases and liquids storage; and automobile repair and wrecking yards	Airports and airstrips; animal reduction facilities; billboards; landfills; lumber yards; manufacturing, processing, or storage of hazardous chemicals; processing of dairy products, peas, and corn; public transit terminals; recreational uses; utilities; and wireless communication facilities	80,000 sq. ft.	--
Q-1 Quarrying District	Essential services	Quarrying and stockpiling of gravel, mineral ore, sand, or stone; washing, refining, or processing of minerals; peat and soil removal; aggregate, ready-mix, and asphalt plants; manufacture of concrete products; utilities; and wireless communication facilities	3 acres	--

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**Table B.14 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
L-1 Landfill District	Essential services	Sanitary landfills, structures, and lands used for purposes designated in an approved restoration and reuse plan; and wireless communication facilities	20 acres	--
I-1 Institutional District	Cemeteries; essential services; funeral homes; hospitals, nursing homes, and clinics; libraries; community centers; museums; schools; public administrative offices and service buildings; utility offices; and religious institutions	Public housing for the elderly; and utilities	40,000 sq. ft.	1,200 minimum for one-story dwellings; 1,800 minimum, with 1,000 first floor minimum, for multi-story dwellings
P-1 Park District	Botanical gardens; campgrounds; essential services; exhibition halls; art galleries; fairgrounds; historic monuments or sites; parks and playgrounds; golf course without country club facilities; picnicking areas; athletic or play fields; swimming beaches; and tennis courts	Golf courses with country club facilities; schools; utilities; and religious institutions	--	--
C-1 Lowland Conservancy District	Construction and maintenance of piers, fences, and docks; ditching, dredging, and excavating to maintain drainage; existing agricultural uses; hiking, fishing, and boating; harvesting of wild crops; and silviculture	Recreational uses and utilities	--	--
C-2 Upland Conservancy District	Agricultural uses; forest management; essential services; fish hatcheries; game farms and game management; hunting and fishing clubs; preservation of scenic, historic, and scientific areas; livestock and poultry raising; <sup>b</sup> and single-family dwellings	Bed and breakfast establishments; recreational uses; and utilities	5 acres	1,200 minimum for one-story dwellings; 1,600 minimum, with 1,000 first floor minimum, for multi-story dwellings
PUD Planned Unit Development Overlay District	Uses permitted in a PUD Overlay District shall conform to the principal uses generally permitted in the underlying basic use district <sup>d</sup>	N/A	-- <sup>e</sup>	-- <sup>e</sup>

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

<sup>a</sup> Energy conservation uses may be permitted as conditional uses in all districts.

<sup>b</sup> Livestock operations and the keeping and raising of domestic stock – excluding fur-bearing animals aside from rabbits – for agribusiness, breeding, recreation or show on parcels of 10 acres or less in area is limited depending on the amount of acreage and type(s) of animals. Refer to the Town of Wayne zoning ordinance for more information.

<sup>c</sup> Additional dwellings aside from the single-family farm dwelling occupied by the farm operator are limited to single-family or two-family dwellings or mobile homes for a child or parent of the farm operator, or for a person earning a livelihood from the farm operation.

<sup>d</sup> A PUD Overlay District may be applied to all residential, business, and manufacturing districts and to the Institutional and Park Districts.

<sup>e</sup> Individual structures within a PUD Overlay District must comply with the specific floor area and height requirements of the underlying basic use district. Densities must be consistent with the Town comprehensive plan and the underlying zoning district except as provided in Section 3.20(E)5.c of the Town zoning ordinance, which allows the Town Plan Commission to permit a reduction in the individual lot area up to 50 percent of that required by the underlying residential zoning district where public sanitary sewerage facilities are provided. Refer to the Town of Wayne zoning ordinance for more information.

Source: Town of Wayne Zoning Ordinance (adopted July 2001 and amended through April 2010) and SEWRPC

