

Appendix G

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

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Table G-1

TOWN OF ADDISON 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 District	Agricultural crop production and livestock raising, dairy farming, single-family dwellings, and essential services	Accessory apartments, airports and airstrips, bed and breakfast establishments, cellular and digital communication antennas, and energy conservation uses	35 acres	1,000 minimum for one-story dwellings; 1,200 for multi-story dwellings; 800 first floor minimum for multi-story dwellings
R-1 Rural Residential District	Large rural residential lots and smaller farm activities, such as truck farming, horse farming, hobby farming, and orchards	Airports and airstrips, animal hospitals, boarding stables, boat and recreational vehicle storage, clustered residential developments, housing for farm laborers, and energy conservation uses	5 acres	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 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 onsite soil absorption sewage disposal systems and private wells, foster family homes, and family day care homes	Community living arrangements with a capacity for nine or more persons, energy conservation uses, and utilities provided all principal structures and uses are not less than 50 feet from any residential district lot line	40,000 square feet	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 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, and family day care homes	All R-2 conditional uses and rest homes, nursing homes, clinics and commercial children's nurseries	12,000 square feet	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 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, and family day care homes	All R-3 conditional uses	15,000 square feet 7,500 square feet per dwelling unit	1,000 minimum; 1,000 first floor minimum
R-5 Multi-Family Residential District	None	Multi-family dwellings not to exceed 10.9 dwelling units per acre, community living arrangements, foster family homes, home occupations, satellite dish antennas, nursing homes, clinic, and commercial children's nurseries	15,000 square feet 4,000 square feet per dwelling unit	2,000 minimum; 650 minimum for efficiency or one-bedroom units; 900 minimum for two-bedroom or larger unit
B-1 Allenton Central Business District	Retail, offices, services, and cultural, entertainment, and other urban activities	Drive-in and drive-thru services, gasoline service stations, public transit terminals, cellular and digital communication antennas, commercial recreation facilities, government structures, and parks and playgrounds	N/A	N/A
B-2 General Business District	Same as B-1 District	Gasoline service stations, public transit terminals, construction services, lumber yards, self-service storage facilities, government structures, utility substations, and vehicles sales and service	N/A	N/A
M-1 Industrial District	Manufacturing, industrial, and related uses of limited nature and size	Animal reduction facilities, asphalt batch plants and concrete ready-mix plants, cellular and digital communication antennas, concrete product production, incinerators, recycling centers, and utility substations	40,000 square feet	N/A
Q-1 Quarrying and Non-metallic Mining District	None ^a	Crushing and processing of minerals; manufacture of cement and concrete building blocks; peat and soil removal; clay and gravel extraction; sand, gravel, stone and rock stockpiles; and washing, refining, or processing of rock, slate, gravel, sand, and minerals	N/A	N/A
L-1 Landfill District	None ^b	Sanitary landfills and structures and lands designated on the approved site restoration and reuse plan	20 acres	N/A

Table G-1 (continued)

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
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, cellular and digital communication antennas, cemeteries and crematories, elderly housing not to exceed 14 dwelling units per acre, parks and playgrounds, and communication towers	12,000 square feet (sewered) 1.5 acres (unsewered)	1,200 minimum for one-story building; 1,800 for multi-story building; 1,000 first floor minimum for multi-story buildings
P-2 Park District	Botanical gardens, fairgrounds, historic monuments or sites, parks and playgrounds, golf course without country club facilities, athletic fields, swimming beaches, and tennis courts	Archery ranges, boat mooring and rental, campgrounds, marinas, music halls, stadiums, zoological and botanical gardens with a minimum parcel area of three acres, golf courses with country club facilities, and utility substations and municipal wells	N/A	N/A
C-1 Lowland Conservancy Overlay District	Uses that preserve, protect, and enhance the ponds, streams, and wetland areas, such as hiking, fishing, trapping, harvesting of wild crops, silviculture, and construction of piers and docks	Roads necessary for the continuation of the Town road system, maintenance and non-residential buildings used solely for natural resource preservation, public and private parks, public utilities and facilities, and railroad lines	N/A	N/A
C-2 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 and clustered residential developments containing four or more lots ^c	5 acres	1,200 minimum for one-story building; 1,800 for multi-story building; 1,000 first floor minimum for multi-story buildings
PUD Planned Unit Development Overlay District	Uses permitted in PUD Overlay District shall conform to uses generally permitted in the underlying basic use district	Not specified	Varies-see zoning ordinance	N/A

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.

^aAll quarrying and nonmetallic mining activities are conditional uses and must be approved under the application process for quarrying and nonmetallic mining.

^bAll landfill activities are conditional uses and require an operational plan and restoration and reuse plan.

^cCluster 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.

Source: Town of Addison Zoning Ordinance, adopted in May 1998 with amendments through December 2005, and SEWRPC.

Table G-2

TOWN OF BARTON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
R-1 Rural Countryside Single-Family Residential District	One-family detached dwellings (new dwellings require at a minimum a two car attached garage), agricultural crop production, bicycle and hiking trails, 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 building(s) exceeding 1,200 square feet, private kennels, lands and buildings used for agricultural purposes, private clubhouses, and private stables	10 acres	2,000 minimum plus 200 per each bedroom additional to three for 1-story; 2,400 minimum and 1,200 minimum first floor for multi-story plus 160 per each bedroom additional to three; 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 principal uses	All R-1 conditional uses	5 acres	1,600 minimum plus 250 per each bedroom additional to three for 1-story; 1,920 minimum and 960 minimum first floor for multi-story plus 120 per each bedroom additional to three; 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 principal uses	All R-1 conditional uses	3 acres	1,445 minimum plus 210 per each bedroom additional to three for 1-story; 1,700 minimum and 935 minimum first floor for multi-story plus 125 per each bedroom additional to three; Add 210 to minimum first floor area and total area for dwellings with basements under 600
R-4 Suburban Estate Single-Family Residential District	All R-1 principal uses	Community living arrangements serving nine or more persons, accessory building(s) exceeding 900 square feet, lands and buildings used for agricultural purposes, private clubhouses, and private stables	40,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600
R-5 Suburban Single-Family Residential District	All R-1 principal uses	Community living arrangements serving nine or more persons, accessory building(s) exceeding 900 square feet, lands and buildings used for agricultural purposes, and private clubhouses	30,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600
R-6 Transitional Urban to Suburban / Rural Residential District	All R-1 principal uses	All R-5 conditional uses	15,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,500 minimum and 900 minimum first floor for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600 ^b
R-7 Urban Single-Family Residential District	All R-1 principal uses	All R-5 conditional uses	15,000 square feet	Same as R-6 ^b
R-8 Hamlet and Waterfront Residential Neighborhood Conservation District	All R-1 principal uses	All R-5 conditional uses and two-family attached dwellings	6,000 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum and 725 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 150 to minimum first floor area and total area for dwellings with basements under 600
R-9 Medium Density Urban Residential District	All R-1 principal uses, two-family attached dwellings, and community living arrangements serving 15 or fewer persons	All R-5 conditional uses	3,630 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum for multi-story plus 150 per each bedroom additional to three; Add 150 to total area for dwellings with basements under 600 ^c

Table G-2 (continued)

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
R-10 High Density Urban Residential District	Two-family attached dwellings, agricultural crop production (cash grains), bicycle and hiking trails, foster homes, community living arrangements serving 15 or fewer persons, home occupations, swimming pools, and wildlife sanctuaries	All R-5 conditional uses, community living arrangements serving 16 or more persons, multiple-family dwellings, one-family detached dwellings, and row dwellings not greater than six dwelling units	2,900 square feet	900 minimum plus 200 per each bedroom additional to one for structures with three to four dwelling units; 850 minimum plus 200 per each bedroom additional to one for structures with five to eight dwelling units; 800 minimum plus 200 per each bedroom additional to one for structures with nine to twelve dwelling units; 750 minimum plus 200 per each bedroom additional to one for structures with 13 or more dwelling units
NHB Neighborhood and Hamlet Business District	Retail and service uses, insurance services, real estate, travel agencies, banks, investment offices, health services, hiking trails, historic sites, and nature areas	Gasoline stations, child day care services, physical fitness activities, and convenience stores with gasoline	10,000 square feet (sewered) 40,000 (no sewer)	900 minimum plus 200 per each additional bedroom for structures with three or less dwelling units; Use requirements for R-10 District for structures with more than three dwelling units; Maximum gross floor area ratio of 0.31 and maximum net floor area of 0.53 ^d
CB Community Business District	Retail and service uses, 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, hiking trails, historic sites, and nature areas	Agricultural services, lawn and garden services, postal service, gas production and distribution, car dealers, banking institutions with drive through facilities, and auto repair shops	40,000 square feet	Living area requirements same as NHB District; Maximum gross floor area ratio of 0.34 and maximum net floor area of 0.53 ^e
FB Freeway Interchange Business District	Retail and service uses, 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, hiking trails, historic sites, and nature areas	Agricultural services, lawn and garden services, postal service, gas production and distribution, car dealers, banking institutions with drive through facilities, and auto repair shops	40,000 square feet ^f	Living area requirements same as NHB District; Maximum gross floor area ratio of 0.34 and maximum net floor area of 0.42
LM Limited Manufacturing District	Textile manufacturing, printing and publishing, electronic equipment, grocery stores, business services, job training services, and municipal recycling facilities	Agricultural services, general building contractors and special trade contractors, food product manufacturing, trucking and warehousing, and automotive dealers and service stations	40,000 square feet	Maximum gross floor area ratio of 0.42 and maximum net floor area of 0.85 ^g
BP Business Park District	Clothing and apparel, industrial machinery and equipment, electronic equipment, warehousing, travel agencies, insurance services, investment offices, computer facilities management, health services, hiking trails, and nature areas	Fabricated metal products, gas transmission and distribution, office equipment, and sports and recreational goods	40,000 square feet	Maximum gross floor area ratio of 0.47 and maximum net floor area of 0.85 ^h
QE Quarrying and Extractive District	Quarrying and other extractive and related operations. All uses in this district are conditional.	Non-metallic mineral mining, concrete block and brick, ready mix concrete, fuel oil dealers	10 acres for quarrying / extractive uses; 40,000 square feet for all other uses	Maximum gross floor area ratio of 0.37 and maximum net floor area of 0.74
I Institutional District	Elementary and secondary schools, historic sites, governmental offices, assemblies less than 100 persons, churches, cemeteries, essential services, hiking and nature trails, historic sites, nature areas, and recycling facilities	Correctional institutions, post offices, telecommunications facilities, and assemblies more than 100 persons	40,000 square feet	Living area requirements same as NHB District; Maximum gross floor area ratio of 0.38 and maximum net floor area of 0.63 ⁱ
PR Park and Recreational District	Historic sites, public parks, assemblies less than 100 persons, athletic fields, boat access sites, bike and nature trails, essential services, nature areas, picnic areas, playfields, and playgrounds	Telecommunications facilities, golf courses, recreation centers, assemblies more than 100 persons, fairgrounds, shooting ranges, private parks, private clubhouses, and equestrian trails	2 acres for all outdoor uses; 40,000 square feet for all indoor uses	Maximum gross floor area ratio of 0.31 and maximum net floor area of 0.57

Table G-2 (continued)

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
EA Exclusive Agricultural Preservation District	Agricultural production (crops and livestock), 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, and private clubhouses and boathouses	35 acres	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,500 minimum and 900 minimum first floor for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross floor area ratio of 0.05 for single-family dwelling structures and 0.10 for farm-related structures
AT Agricultural Transition District	All EA permitted uses	All EA conditional uses	35 acres	Living area requirements same as EA District; Maximum gross floor area ratio of 0.05 for single-family dwelling structures and 0.10 for farm-related structures
GA General Agricultural District	All EA permitted uses and one-family detached dwellings	All EA conditional uses	20 acres	Living area requirements same as EA District; Maximum gross floor area ratio of 0.05 for single-family dwelling structures
PUD Planned Unit Development District	All R-1 permitted uses, multiple-family dwellings, community living arrangements serving 15 or fewer persons, row dwellings not greater than six dwelling units, retail and service uses, food stores, automotive dealers and service stations, personal services, health services, and other selected industries and services	Community living arrangements serving 9 or 16 or more persons, lands and buildings used for agricultural uses, one-family detached dwellings, private clubhouses and boathouses, selected fabricated metal products, auto repair and services, and other selected industries and services	Varies-see zoning ordinance	Maximum gross floor area ratio and net floor area of 0.23 and 0.42 (respectively) for office, 0.31 and 0.57 for commercial and retail sales and services, 0.50 and 0.91 for industrial, 0.23 and 0.42 for institutional ^l

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.

^aR-6 contains four separate "Open Space Subdivision" options with varying floor area and lot dimension requirements. Please check the Town of Barton Zoning Ordinance for more information.

^bR-7 contains three separate "Conventional Subdivision" options with varying floor area and lot dimension requirements. Please check the Town of Barton Zoning Ordinance for more information.

^cR-9 contains two development options with varying floor area and lot dimension requirements. The requirements shown are for the permitted use "Conventional Subdivision." Please check the Town of Barton Zoning Ordinance for more information.

^dFor commercial apartments permitted on a second level only, the maximum gross floor area ratio shall be 0.50 and the maximum net floor area ratio shall be 0.74.

^eFor commercial apartments permitted on a second level only, the maximum gross floor area ratio shall be 0.37 and the maximum net floor area ratio shall be 0.74.

^fMinimum lot size may be reduced to 30,000 square feet for restaurants if primary access to the property is afforded by a single access drive shared with an abutting property.

^gFor warehousing uses, the maximum gross floor area ratio shall be 0.89 and the maximum net floor area ratio shall be 1.48.

^hFor warehousing uses, the maximum gross floor area ratio shall be 0.81 and the maximum net floor area ratio shall be 1.48.

ⁱFor commercial apartments, the maximum gross floor area ratio shall be 0.37 and the maximum net floor area ratio shall be 0.74.

^jFor mixed compatible uses, apply the appropriate standard for each individual land use type and its corresponding site area as listed.

Source: Town of Barton Zoning Ordinance, adopted in 1995 with amendments through June 1999, and SEWRPC.

Table G-3

TOWN OF ERIN ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
A Agricultural	Single-family farm dwelling with garage, crop production, livestock, dairying, fish farming, fish hatcheries, field nurseries, orchards, and accessory structures	Churches and schools, cemeteries, agricultural warehouses, livestock operations over 300 head and poultry raising over 1,000 birds, housing for farm laborers, and seasonal roadside stands, and man-made ponds	5 acres	N/A
AN Agricultural No Development	All A District uses, except no new single-family dwellings may be created.	All A District conditional uses	5 acres	N/A
R-1 Residential	Single-family dwellings with garage, accessory structures not exceeding 864 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 864 square feet	1.5 acres	1,200 minimum for one-story; 1,400 minimum for one and one-half, 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level, 800 first floor; and 1,200 minimum for tri-level, 800 first floor with full basement. 1,400 minimum for one-story; 1,400 minimum for one and one-half, 1,150 first floor; 1,400 minimum for two-story, 1,000 first floor with slab at grade
R-3 Residential	All R-1 principal uses	All R-1 principal uses	3 acres	Same as R-1
R-5 Residential	All R-1 principal uses, and livestock limited to no more than one large-sized animal per two acres up to 20 animals	All R-1 conditional uses	5 acres	Same as R-1
R-10 Residential	All R-5 principal uses	All R-1 conditional uses	10 acres	Same as R-1
R-20 Residential	All R-5 principal uses	All R-1 conditional uses	20 acres	Same as R-1
R-DL Druid Lake Residential	Residential dwellings, 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	N/A	1.5 acres	1,200 minimum with 1,000 on lower level plus attached or detached garage 3,000 maximum
Single-Family Cluster Sub-Division	Single-family dwellings with attached or detached garages, existing single-family farmstead dwellings	Other agricultural or recreational uses occurring on open space areas or out-lots requiring the installation of buildings, structures, or other facilities, or, grading or other land disturbing activities, commercial storage contained within barns or other agricultural structures, home occupations	1.5 acres	N/A
B Business / Commercial	-- ^a	All non-manufacturing industries, trades, and services as defined in the Standard Industrial Classification Manual	1.5 acres	N/A
I Industrial	-- ^a	All manufacturing uses as classified by the Standard Industrial Classification Manual	1.5 acres	N/A
I-1 Institutional	Public schools (K-12), governmental public service facilities, including public works facilities, public safety facilities, community centers, and emergency shelters	Hospitals, sanitariums, medical clinics, community-based residential facilities, assisted living centers, churches, traditional libraries, museums and art galleries, non-public schools and educational facilities, daycare and preschools, and activities associated with the principal use or conditional use established to complement/support the principal or conditional use	40,000 square feet	N/A
Park-Recreational District	Parks, playgrounds, neighborhood tot lots, picnicking areas, playfields, hiking and nature trails and walks, cross country ski trails, non-motorized bike and equestrian trails, botanical gardens, nature conservancies and arboretums, outdoor ice skating, sledding, tobogganing and ski hills (without facilities), and historic monuments	All permitted uses, if operated privately or if operated as part of or in association with a business or commercial enterprise; best access/rental sites; hunting clubs and archery and firearm ranges; clubhouses and similar facilities	N/A	N/A

Table G-3 (continued)

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
UC Upland Conservancy	Agriculture uses in accordance with the Washington County Conservation Standards, hunting and fishing, preservation of scenic and historic areas, forest and game management, park and recreation areas, and single-family dwellings with garage	Clustering of homes on 1.5 acre lots	5 acres	N/A
LC Lowland Conservancy	Agricultural uses and structures as they existed in 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	N/A	N/A
F Floodland	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance	N/A	N/A
SO Shoreland Overlay	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	N/A	N/A

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

^aNo principal uses permitted.

Source: Town of Erin Zoning Ordinance, adopted September 1992 with amendments through September 2004, and SEWRPC.

Table G-4

TOWN OF FARMINGTON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
RD Residential District	Single-family dwellings, manufactured single-family dwellings, public parks and playgrounds, community living arrangements serving eight or fewer persons, and home occupations	Two-family dwellings, community living arrangements serving more than eight persons, bed and breakfast inns, schools and public buildings, public utility structures, churches, accessory apartments, and day care facilities	40,000 square feet for parcels created prior to ordinance adoption; 1.5 acres after adoption	1,200 minimum for one-story; 1,400 minimum for two-story, 800 first floor
CE Country Estate Residential District	Single-family dwellings, manufactured homes, community living arrangements serving eight or fewer persons, and home occupations	Utility substations, solar collectors, community living arrangements serving more than eight persons, bed and breakfast inns, PUDs, day care facilities, and accessory apartments	3 acres	1,200 minimum for one-story; 1,400 minimum for two-story, 800 first floor; 1,400 minimum for bi-level; 1,400 minimum for tri-level with 1,200 minimum living area on two levels and balance on third level
AG Agricultural District	Dairying, grazing, crop farming, commercial feedlots under 900 head, orchards, roadside produce stands, single-family dwellings, churches and schools, and public parks	Agricultural supporting services, bed and breakfast establishments, kennels, home industry businesses, livestock operations over 900 head, storage and sale of feed and fertilizer, and two-family dwellings	40,000 square feet for parcels created prior to ordinance adoption and used for single-family dwellings; 5 acres after adoption	1,200 minimum for one-story; 1,400 minimum for two-story, 800 first floor; 1,400 minimum for bi-level; 1,400 minimum for tri-level with 1,200 minimum living area on two levels and balance on third level; 20 percent maximum building coverage of lot
CD Commercial District	Banks and financial institutions, department stores, grocery stores and other retail, law offices, feed mills, theaters, restaurants, office buildings, single-family dwellings, and governmental offices	Automobile sales and rental establishments, automobile parts and service, gasoline service stations, kennels, and motels and hotels	40,000 square feet for parcels created prior to ordinance adoption; 1.5 acres after adoption	1,200 minimum for commercial use and one-story residential use; 1,400 minimum for multi-story structures
ID Industrial District	Warehouses and all CD permitted uses, except churches, schools, and residential uses	Manufacturing, wholesale establishments and warehouses, light industry and service uses, public facilities and uses, agriculture related industry and service uses, and quarrying	40,000 square feet for parcels created prior to ordinance adoption; 1.5 acres after adoption	20 percent maximum building coverage of lot
PUD Planned Unit Development Overlay District	As determined by the Town Board and Plan Commission	As determined by the Town Board and Plan Commission	2 acres ^a	N/A

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

^aTwo acres refers to minimum size of the Planned Unit Development (PUD) Overlay District; individual lots within the PUD may be less than two acres.

Source: Town of Farmington Zoning Ordinance, adopted October 2005, and SEWRPC.

Table G-5

TOWN OF GERMANTOWN ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses ^a	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
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	--	N/A	N/A
A Residence District	Single-family residences, farming and dairying, public parks and playgrounds, truck gardening and nurseries, roadside sale of farm products, and home occupations	--	3 acres, exclusive of street rights-of-way	1,400 minimum for single story; 1,800 minimum with 900 first floor minimum for two story and split level dwellings; 100 minimum per bedroom
B Residence District	All A Residence District uses, cemeteries not exceeding 10 acres, tourist homes, and motels	--	Same as A Residence District	Same as A Residence District
Agricultural District	All A and B Residence District uses, livestock, poultry raising, golf courses, airports, kennels, and animal hospitals	--	Same as A Residence District	Same as A Residence District
Local Business District	All A and B Residence District uses, multi-family dwellings, automobile sales and service, banking institutions, police or fire stations, restaurants, taverns, and furniture retailers	Adult businesses	Same as A Residence District	1,400 minimum per family for residential portion of buildings used for both residential and business purposes
Commercial and Light Manufacturing District	All A and B Residence District, Agricultural District, and Local Business District uses, and any other uses except heavy manufacturing and junk and auto wrecking yards	--	Same as A Residence District	Minimum required for residential purposes
Industrial District	Any use permitted in A and B Residence, Business, Agricultural, or Commercial and Light Manufacturing District, quarries, sand or gravel pits, excavation for the purposes of removing stone or gravel, and most other commercial or industrial uses	--	Same as A Residence District	None except residences shall comply with B Residence District requirements

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.

^aNo conditional uses are identified in the Zoning Ordinance.

Source: Town of Germantown Zoning Ordinance, adopted July 1954 and amended February 1960 and November 1961, and SEWRPC.

Table G-6

TOWN OF HARTFORD ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses ^a	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
AP Agricultural Preservation District	General agricultural practices 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, farm-based businesses and farm markets, seed and feed sales, non-metallic mining, wind and solar energy facilities, landing strips, and utilities	35 acres	1,000 minimum for one story dwellings; 1,200 for multi-story dwellings
AT Agricultural Transition District	Same as AP District	Agricultural rental buildings, farm dwellings, two-family dwellings, manufactured homes, farm-based businesses and farm markets, seed and feed sales, non-metallic mining, private and public institutional uses, public recreation, wind and solar energy facilities, landing strips, and utilities	35 acres	Same as 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, kennels, veterinarian services, cemeteries, private institutional uses, and wind and solar energy facilities	40,000 square feet (two acre maximum lot size)	1,000 minimum for one story dwellings; 1,200 for multi-story dwellings; 20 percent maximum building coverage of lot
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, and day care centers	40,000 square feet for unsewered; 12,000 square feet for sewer	Same as RR District
C Commercial District	Office buildings, home occupations, retail sales and service, indoor entertainment, seed and feed sales, veterinarian services, accessory residences, and private and public institutional uses	Hotels and motels, kennels, auto repair and sales/service stations, farm machinery services, trade and contractor establishments, agricultural product processing, and mini-warehouse	40,000 square feet for unsewered; 12,000 square feet for sewer	1,000 minimum for one story dwellings; 1,200 for multi-story dwellings (accessory residences); 35 percent maximum building coverage of lot
LI Light Industrial District	Agricultural bulk product collection, storage, and transfer; light industry; auto repair and service; warehousing, wholesaling and trucking; wood processing plants; office buildings; commercial parking; retail sales and service, and indoor entertainment	Asphalt and concrete plants, recycling and waste recovery facilities, and salvage or junk yards	40,000 square feet for unsewered; 5,000 square feet for sewer	50 percent maximum building coverage of lot
WC Wetlands Conservancy District	Hiking, fishing, pasturing of livestock, wild crop harvesting, silviculture, and piers and docks	Construction of roads necessary to conduct silvicultural activities or agricultural cultivation, nonresidential buildings, parks and recreation areas, and utilities	N/A	N/A
OR Outdoor Recreation District	Public recreation	Single family dwellings, outdoor commercial recreation, and commercial riding stables	40,000 square feet	1,000 minimum for one story dwellings; 1,200 for multi-story dwellings (residential dwellings only) 20 percent maximum building coverage of lot

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.

^aCommunication towers and antennas exceeding 35 feet in height are allowed as conditional uses in all districts except the Residential and Rural Residential Districts and the Wetlands Conservancy District. Accessory energy systems are allowed as conditional uses in all districts except the Wetlands Conservancy District.

Source: Town of Hartford Zoning Ordinance, adopted in January 1999 and amended in March 2006, and SEWRPC.

Table G-7

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; farm dwelling w/garage; floriculture; grazing or pasturing; plant nurseries; raising of domestic livestock 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 occupations and home industries; housing for farm laborers, seasonal and migratory farm workers; manure storage facilities; quarrying; off-road vehicle racing or operation; parking; pea vineries, creameries, and condenseries; planned unit developments; raising fur-bearing animals; raising domestic livestock or poultry in excess of 500 animal units; raising livestock (exotic animals); recycling centers, salvage operations, and automobile wrecking yards; roadside stands; satellite dish antennas larger than 32 inches in diameter; sawmills; and utilities	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; dwelling w/garage; essential services; floriculture; grazing or pasturing; grist milling services; horticultural service; orchards; plant nurseries; raising of domestic livestock; raising of grain, grass, mint, and seed crops; raising of tree fruits, nuts, and berries; raising of vegetables; sod farming; and grape growing	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; quarrying; off-road vehicle racing or operation; pea vineries, creameries, and condenseries; planned unit developments; raising of domestic livestock; raising of fur-bearing animals; raising of livestock (exotic); salvage yards, recycling centers, and automobile wrecking yards; and utilities	3-acre minimum parcel size with an overall density of no more than one home per five acres ³	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; rest homes, nursing homes, clinics and commercial children's nurseries; planned unit developments; and utilities	1 acre	1,200 minimum
B-1 Business District ^b	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, LP gas and ice dealers; lumber yards, millwork, saw mills, and planing mills; outdoor display of retail merchandise; planned unit developments; recycling collection point; residential quarters; solar energy collectors; and utility substations, municipal wells, pumping stations, and towers	1 acre	N/A
M-1 Manufacturing District ^b	General light manufacturing; commercial green houses; 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; energy conservation uses; incinerators, landfills, salvage yards and sewage disposal plants; lumber yards and building supply yards; machine shops, tool and die manufacturing; manufacturing of specified materials; planned unit developments; transportation terminals, and truck terminals and freight forwarding services; and utility substations, municipal wells, pumping stations, and towers	1 acre	N/A
I-1 Institutional District ^b	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, public parks, and public service buildings, including fire and police stations; and public utility offices	Airports, airstrips, and landing fields; cemeteries and crematoriums; communication antennas and towers; penal and correctional institutions; solar energy collectors; transmitting towers, receiving towers, and relay and microwave towers, and broadcast studios; and utility substations, municipal wells, pumping stations, and water	1 acre	1,200 minimum

Table G-7 (continued)

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
P-1 Park District ^b	Botanical gardens; golf courses without country club facilities; historic monuments or sites; nature trails; outdoor skating rinks; park and playgrounds; picnicking areas; 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 and municipal wells; and solar energy collectors	3 acres ^c	N/A
C-1 Lowland Conservancy Overlay District	Uses that preserve, protect, and enhance the ponds, streams, and wetland areas, such as hiking, fishing, trapping, harvesting of wild crops, silviculture, and construction of piers and docks	Roads necessary for the continuation of the Town road system, maintenance and non-residential buildings used solely for natural resource preservation, public and private parks, public utilities and facilities, fish hatcheries, and game farms	N/A	N/A

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

^aParcels with greater than 50 percent total area within an environmental corridor shall have a minimum area of five acres and a minimum lot width of 330 feet.

^bSite plan review and approval is required for all buildings in non-residential districts.

^cParcels within an environmental corridor shall have a minimum area of five acres and a minimum lot width of 350 feet.

Source: Town of Kewaskum Zoning Ordinance, dated February 19, 2007, and SEWRPC.

Table G-8

VILLAGE OF KEWASKUM ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses ^a	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
A-1 Agricultural / Transitional District	Agriculture, dairying, floriculture and nurseries, livestock raising, general farm buildings, and existing dwellings	Seasonal produce stands, fish hatcheries, game farms, veterinarian services, and energy conversion systems, and utility substations	5 acres	N/A
RS-1 Single-Family Residential District	Single-family dwellings, community living arrangements serving eight or fewer persons, foster family homes, and 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 square feet	1,200 minimum for one-story and 750 first floor minimum
RS-2 Single-Family Residential District	Single-family dwellings, two-family dwellings existing prior to 1978, community living arrangements serving eight or fewer persons, foster family homes, and family day care homes	All RS-1 conditional uses	7,200 square feet	1,000 minimum for one-story and 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 conditional uses and conversion of single-family dwellings into two family dwellings	12,000 square feet	1,000 minimum for one-story and 600 first floor minimum
RM-1 Multi-Family Residential District	Multi-family 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, bed and breakfast establishments, freestanding solar energy systems, and utility substations	12,000 square feet for two-family; 12,000 square feet for multi-family with a minimum of 2,000 square feet per unit for efficiency and one-bedroom; 3,000 square feet per unit for two-bedroom; and 3,500 square feet per unit for three-bedroom or more	1,800 minimum for two-family and 900 per unit; 450 square feet per unit for multi-family, efficiency; 500 square feet per unit for multi-family, one-bedroom; 650 square feet per unit for multi-family, two-bedroom; 800 square feet per unit for multi-family, three-bedroom or more
B-1 Limited Business District	Retail stores and shops not to exceed 1,500 square feet; business and professional offices not to exceed 1,000 square feet; and civic, social, and fraternal associations	Retail stores and shops exceeding 1,500 square feet, business and professional offices exceeding 1,000 square feet, animal hospitals, bed and breakfast establishments, funeral homes, roadside produce stands, construction services, and cellular towers	10,000 square feet	N/A
B-2 Community Business District	All B-1 permitted uses, retail stores and shops not to exceed 10,000 square feet, office and customer service facilities, auto and marine craft sales and services, and hotels and motels	Retail stores and shops exceeding 10,000 square feet, drive-through facilities, animal hospitals, auto service stations, roadside produce stands, and adult-oriented establishments	10,000 square feet	N/A
B-3 Central Business District	All B-2 permitted uses ^b	All B-2 conditional uses except adult-oriented establishments, office and customer service facilities exceeding 1,000 square feet, auto and marine craft sales and service, bed and breakfast establishments, and housing for the elderly	5,000 square feet	N/A
B-4 General Business and Warehousing District	Establishments for the wholesaling, retail sales, and warehousing of automobiles and marine craft, alcoholic beverages, produce, groceries, and furniture	Lawn and garden supplies, animal hospitals, dairy products and processing, freight yards, and meat products	10,000 square feet	N/A
M-1 Limited Manufacturing District	Manufacture, production or fabrication of products and wholesaling, warehousing, or storage of 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 square feet	N/A
M-2 General Manufacturing District	All M-1 permitted uses and all manufacturing, production, fabricating, and storage uses not permitted in any other industrial district (except explosives, flammable liquids, and gaseous or vaporous substances)	All M-1 conditional uses	20,000 square feet	N/A
M-3 Extractive District	Essential services	Quarrying of gravel, mineral ore, sand, or stone; washing, refining, or processing of minerals; aggregate, ready-mix, and asphalt plants; manufacture of concrete blocks; and utility substations	- ^c	N/A

Table G-8 (continued)

District	Typical Principal Uses ^a	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
I-1 Institutional District	Adult and child care center, hospitals and nursing homes, libraries, community centers, museums, schools, public administrative offices and service buildings, post offices, religious institutions, and water storage tanks and towers	Cemeteries and funeral homes, housing for the elderly, health clubs, recycling centers, and energy conversion systems	10,000 square feet	1,200 minimum for one-story; 1,800 minimum for multi-story and 1,000 first floor minimum
P-1 Park and Recreation District	Botanical gardens; hiking, biking, and nature trails; outdoor skating rinks; parks; and wildlife and plant life preserves	Archery ranges, campgrounds, country clubs, fairgrounds, golf courses, indoor firearm ranges, museums, athletic fields, resorts, swimming beaches and pools, and zoos	- - ^c	N/A
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, utilities, and railroads and the establishment and development of public and private parks and recreation areas	N/A	N/A
C-2 Upland Conservancy District	Forest managements, hiking, fishing, 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 for one-story and 900 first floor minimum
FW Floodway Regulatory Area	Drainage, navigation, streambank protection, wild crop harvesting, and the following uses ^d : agriculture, fish hatcheries, horticulture, hiking and fishing, open recreational uses, sod farms, sustained yield forestry, and wildlife preserves	Municipal water distribution, sanitary sewage collection lines, and navigational structures, water measuring and control facilities, and other open space uses	N/A	N/A
FC Floodplain-Conservancy Regulatory Area	All FW permitted uses	All FW conditional uses and sewage treatment facilities, floodproofed municipal wells, and energy conversion systems	N/A	N/A
UF Urban-Floodplain Regulatory Area	Any use of land, except development involving structure, that is permitted in the underlying basic use district	Residential, commercial, institutional, and industrial structures permitted in the underlying district and provided that floodplain fringe areas are filled to an elevation at least two feet above regional flood elevation; energy conversion systems; municipal water supply and sanitary sewerage collection lines, and sewage treatment facilities	N/A	N/A
RBT Residential / Business Transition Overlay District	Existing single- and two-family dwelling and associated accessory uses that existed prior to the adoption date of this Ordinance	Conditional uses permitted in underlying district, modifications to existing structures, and new accessory uses associated with existing dwellings	- - ^e	N/A
PUD Planned Unit Development Overlay District	None	Any use permitted in an underlying basic use zoning district may be permitted as a conditional use in a PUD	Varies-see zoning ordinance	N/A

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

^aNew lots created in Shoreland areas annexed into the Village after May 7, 1982, may need to provide larger lot sizes than those listed on this table. Also, structures to be developed on lands in Shoreland areas annexed in to the Village after May 7, 1982, must provide a shore yard setback of at least 75 feet from the ordinary highwater mark or shoreline of navigable waters.

^bRetail stores and shops shall not exceed 1,500 square feet of primary floor area; business, professional, medical, public service, banking, and savings and loan offices shall not exceed 1,000 square feet of primary floor area; studios for commercial photography, advertising, art, music, dancing, and other such uses, including related schools, shall not exceed 1,000 square feet of primary floor area; and outdoor display of retail merchandise for sale and automobile and large marine craft rental, repair, and sales shall be excluded.

^cLots shall provide sufficient area for the principal structure and its accessory structure, operation, off-street parking and loading areas, and all required yards.

^dThese uses are permitted provided that they are permitted uses in the underlying basic use district, and further provided that such use shall not involve the erecting or placing of a structure in or over the floodway.

^eAs per underlying basic zoning district.

Source: Village of Kewaskum Zoning Ordinance adopted May 2004, and SEWRPC.

Table G-9

TOWN OF POLK ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
A-1 General Agricultural District	Agriculture, general farming, dairying, floriculture and horticulture, forestry, hatcheries, livestock raising, accessory buildings or uses, and single-family residences	Campgrounds, fish hatcheries, forest reserves, picnic areas, junk yards and dumping areas, equipment storage, boarding and riding stables, in-law units, and communication towers	5 acres	1,200 minimum for one-story with full basement, 1,400 minimum for one-story without basement; 1,400 minimum for 1.5-story, 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level and tri-level with at least 400 basement area, 1,400 minimum without basement, 750 first floor for one bedroom dwelling, 990 first floor for two bedroom dwelling, and 1,250 first floor for three or more bedroom dwelling
R-1 Single-Family Residential District	Single-family residences and accessory buildings and uses	Residential planned unit developments (PUD) such as cluster developments with a minimum development area of 10 acres and minimum lot size of 40,000 square feet for unsewered properties and 8,000 square feet for sewerer properties	60,000 square feet	1,200 minimum for one-story with full basement, 1,400 minimum for one-story without basement; 1,400 minimum for 1.5-story, 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level and tri-level with at least 400 basement area
I-1 Institutional District	Schools, colleges, universities, hospitals, sanitariums, religious institutions, penal institutions, cemeteries and crematories, agriculture, general farming, medical offices, and subacute rehabilitation facilities	Communication towers	10 acres	N/A
B-1 Business District	Retail establishments, personal services, restaurants, residential quarters for owner/employee and rental apartments, buildings or uses accessory to business, agriculture, and general farming	Adult entertainment establishments, truck terminals for five or more trucks, and communication towers	N/A	1,200 minimum for one-story with full basement, 1,400 minimum for one-story without basement; 1,400 minimum for 1.5-story, 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level and tri-level with at least 400 basement area
M-1 Industrial District	Printing and publishing; machinery and equipment storage; auto body repairs; manufacture; fabrication, processing, assembly, packaging, packing, warehousing, and wholesaling of goods and products; and agriculture and general farming	Freight yards and freight terminal, breweries, crematories, residential quarters for owner/employee, ready mix plants, and communication towers	N/A	N/A
Q-1 Quarrying District	Removal of rock, slate, gravel, sand, and topsoil and accessory or related uses, subject to issuance of a quarrying permit. Agricultural uses are permitted by right.	Communication towers	N/A	N/A
L-1 Sanitary Landfill District	None	Sanitary landfills and structures and lands used for purposes designated in an approved restoration and reuse plan	N/A	N/A
P-1 Park District	Archery ranges, beaches, boating, campgrounds, conservatories, golf courses, hunting, riding academies, sports fields, zoological and botanical gardens, and commercial recreation facilities	Communication towers	4 acres	N/A

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.

Source: Town of Polk Zoning Ordinance, adopted September 1971 with amendments through April 2007, and SEWRPC.

Table G-10

TOWN OF TRENTON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses ^a	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
EA Exclusive Agricultural District	Apiculture; dairy farming; floriculture; grazing and pasturing; livestock and poultry raising; 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; utility substations, wells, pumping stations, and towers; accessory apartments; conversion of a single-family dwelling to a two-family dwelling; bed and breakfast establishments; specialized agriculturally related uses; farm machinery services; veterinary offices; landscaping, lawn care, masonry, contractor, and other businesses which may utilize off-site workers; earth-sheltered structures; commercial raising and propagation of animals; and animal boarding	35 acres	1,200 minimum; 800 first floor minimum for multi-story dwellings
AT Agricultural Transition District	All EA permitted uses	All EA District conditional uses	35 acres	1,200 minimum; 800 first floor minimum for multi-story dwellings
A-1 Agricultural District	All EA permitted uses; agricultural warehousing; egg production; feed lots; contract sorting, grading and packaging of produce; corn shelling, hay baling, and 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, lawn care, masonry, contractor, and other businesses which may utilize off-site workers; and earth-sheltered structures	35 acres	1,200 minimum; 800 first floor minimum for multi-story dwellings
R-1 Single-Family Residential District (Unsewered)	Single-family dwellings (excluding mobile homes), 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	Government and cultural uses; schools and churches; clubs and lodges; utility substations, wells, pumping stations, and towers; accessory apartments; community living arrangements serving more than eight persons; bed and breakfast establishments; beauty and barber shops; soil removal; landscaping, lawn care, masonry, contractor, and other businesses which may utilize off-site workers; earth-sheltered structures; and home occupations and professional home offices	40,000 square feet	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
R-2 Single-Family Residential District (Unsewered)	Single-family dwellings with attached garage; community living arrangements serving eight or fewer persons; essential services; keeping and raising of domestic stock for agri-business, show, or breeding; and essential services	All R-1 District conditional uses	40,000 square feet	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
R-3 Rural Residential District	All R-2 District permitted uses	All R-1 District conditional uses	3 acres	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
R-4 Single-Family Residential District (Sewered)	Single-family dwellings with attached garage, community living arrangements serving eight or fewer persons, and essential services	All R-1 District conditional uses	20,000 square feet	1,100 minimum; 700 first floor minimum for multi-story dwellings
R-5 Single-Family Residential District (Sewered)	Single-family dwellings with attached garage; essential services	Government and cultural uses; schools and churches; utility substations, wells, pumping stations, and towers; clubs and lodges; beauty and barber shops; soil removal; landscaping, lawn care, masonry, contractor, and other businesses which may utilize off-site workers; and home occupations and professional home offices	12,000 square feet	1,000 minimum; 700 first floor minimum for multi-story dwellings
R-6 Two-Family Residential District (Unsewered)	Two-family dwellings with attached garage; essential services	All R-5 District conditional uses	60,000 square feet	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; essential services	Government and cultural uses; schools and churches; clubs and lodges; utility substations, wells, pumping stations, and towers; rest homes; beauty and barber shops; soil removal; landscaping, lawn care, masonry, contractor, and other businesses which may utilize off-site workers; and home occupations and professional home offices	20,000 square feet	1,000 minimum per dwelling unit or 2,000 minimum per structure

Table G-10 (continued)

District	Typical Principal Uses	Typical Conditional Uses ^a	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
R-8 Multiple-Family Residential District	Multiple-family dwellings	All R-5 District conditional uses	1.5 acres for 4-unit dwellings plus 0.5 acre per each additional two units ^b	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	Government and cultural uses; utility substations, wells, pumping stations, and towers; funeral homes; drive-in banks; equipment rental; gasoline service stations; self-storage; construction contractors' shops and yards; soil removal; adult entertainment establishments; animal hospitals; and specified commercial recreational facilities	2 acres for business shopping centers or districts; no minimum specified for individual business sites	700 minimum for accessory dwellings located within the business structure
B-2 Highway Business District	Gasoline service stations, motels and hotels, building supply stores, automotive sales and services, restaurants, and taverns	Government and cultural uses; utility substations, wells, pumping stations, and towers; drive-in theaters; funeral homes; drive-in banks; transmission towers; equipment rental; automotive body repair; self-storage; construction contractors' shops and yards; adult entertainment establishments; animal hospitals; specified commercial recreational facilities; and soil removal	40,000 square feet	1,000 minimum for accessory dwelling detached from business structure
M-1 Industrial District	Auto 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; government and cultural uses; utility substations, wells, pumping stations, and towers; water treatment facilities; public passenger transportation terminals; transmission towers; equipment rental; animal hospitals; dumps; recycling centers; soil removal; manufacturing, processing, and storage of specified materials; freight yards, terminals, and transshipment depots; commercial service facilities; and wind energy conversion systems	40,000 square feet	50 percent maximum building coverage of lot
I-1 Rural Institutional District (Unsewered)	Schools, colleges and universities; churches; funeral homes; hospitals and clinics; libraries, community center, museums, and public administrative offices; and public utility offices	Airports, airstrips, and landing fields; utility substations, wells, pumping stations, and towers; 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; and recycling centers	40,000 square feet	Residential uses shall comply with requirements of the R-2 District
I-2 Urban Institutional District (Sewered)	All I-1 District permitted uses	Airports, airstrips, and landing fields; utility substations, wells, pumping stations, and towers; water treatment facilities; cemeteries and crematories; clubs and lodges; rest homes; accessory apartments; bed and breakfast establishments; soil removal; funeral homes; and transmission towers	12,000 square feet	Residential uses shall comply with requirements of the R-5 District
P-1 Park District	Botanical gardens; exhibition halls; fairgrounds; golf courses; historic monuments or sites; trails; tot lots; outdoor skating rinks; park and playgrounds; picnicking areas; athletic fields; public art galleries; sledding, skiing, or tobogganing; swimming beaches and pools; tennis courts; and indoor recreation	Government and cultural uses; utility substations, wells, pumping stations, and towers; schools and churches; soil removal; and specified public recreational facilities	N/A	N/A
CES Country Estate District	Single-family dwellings with attached garage, keeping and raising of a limited number of domestic stock, and essential services	Public, private commercial, and private noncommercial group outdoor recreational facilities; 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 and homes for the aged; public utility offices and installations; and commercial riding stables	10 acres	1,800 minimum; 1,200 first floor minimum for multi-story dwellings
CES-5 Country Estate District (Hobby Farms – Country Homes)	Single-family dwellings with attached garage, community living arrangements serving eight or fewer persons, keeping and raising of a limited number of domestic stock, and essential services	All CES District conditional uses, except commercial riding stables	5 acres	1,600 minimum; 1,200 first floor minimum for multi-story dwellings

Table G-10 (continued)

District	Typical Principal Uses	Typical Conditional Uses ^a	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
CES-10 Country Estate District (Hobby Farms – Country Estates)	Single-family dwellings with attached garage, keeping and raising of a limited number of domestic stock, and essential services	All CES District conditional uses	10 acres	1,800 minimum; 1,400 first floor minimum for multi-story dwellings
PDO Planned Development Overlay District	Uses permitted in a PDO Overlay District shall conform to uses generally permitted in the underlying basic use district	N/A	5 acres for residential or commercial; 20 acres for industrial; 20 acres for mixed compatible use	- - ^c
C-1 Conservancy District	Farming and related agricultural uses in accordance with conservation standards; 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; golf courses; land restoration; marinas; ski hills and trails; utility substations, wells, pumping stations, and towers; recreation camps; campgrounds; riding stables; planned residential developments; sewage disposal plants; governmental, cultural, and public uses; soil removal; utilities; hunting and fishing clubs; professional home offices; farm structures; and single-family dwellings	5 acres	N/A

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.

^aSolar energy conversion systems may be permitted as conditional uses in all districts.

^bA maximum of eight units per lot is permitted in the R-8 district.

^cIndividual structures in a PDO District shall comply with the building area and height requirements of the underlying district.

Source: Town of Trenton Zoning Ordinance dated February 15, 2007, and SEWRPC.

Table G-11

TOWN OF WAYNE ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses ^a	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
A-1 Exclusive Agricultural District	Agricultural crop production, dairy farming, floriculture and plant nurseries, feedlots, accessory buildings, community living arrangements serving eight or fewer persons, and single-family dwellings	Agricultural warehousing, airports and airstrips, bed and breakfast establishments, additional dwellings, commercial animal raising and boarding, processing of dairy products, peas, and corn, veterinary services, and communication towers	35 acres	1,200 minimum for one-story; 1,800 minimum for multi-story and 1,000 first floor minimum
A-2 Agricultural / Rural Residential District	Agricultural crop production, dairy farming, floriculture and plant nurseries, and single-family dwellings on traditional lots and cluster developments	All A-1 conditional uses, cemeteries, home industries, and religious institutions	5 acres for traditional and lot averaging; 1.5 acres for clustering; 1.5 acres for non-residential	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
R-1 Single-Family Residential District	Single-family dwellings on traditional lots and cluster developments, community living arrangements serving eight or fewer persons, and essential services	Bed and breakfast establishments, community living arrangements serving more than eight persons, home industries, schools, recreational uses, religious institutions, livestock, and farming and truck gardening	5 acres for traditional and lot averaging; 1.5 acres for clustering; 1.5 acres for non-residential	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
R-2 Single-Family and Two-Family Residential District	Single-family dwellings, 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 and clinics, and home industries	1.5 acres total; 30,000 square feet per dwelling unit	1,200 minimum for one-story; 1,200 first floor minimum
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 home, and essential services	Community living arrangements serving 16 or more persons, home industries, elderly housing, mobile homes, nursing homes, schools, and religious institutions	60,000 square feet total; 20,000 square feet per dwelling unit	2,000 minimum; 900 minimum per dwelling unit
R-4 Hamlet Residential District	Single-family dwellings on traditional lots and cluster developments, community living arrangements serving eight or fewer persons, and essential services	Community living arrangements serving 9 or more persons, home industries, elderly housing, livestock, nursing homes, schools, and religious institutions	3 acres for traditional and lot averaging; 1.5 acres for clustering; 1.5 acres for non-residential	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
B-1 Hamlet Business District	General retail sales and services, financial institutions, business offices, clinics, restaurants and taverns, and essential services	Drive-in restaurants, funeral homes, nursing homes, public transit terminals, communication towers, recreational uses, and single-family dwellings	Not specified	N/A
B-2 Community Business District	All B-1 permitted uses, publishing houses, grocery stores, and theaters	Adult-oriented businesses, drive-in restaurants, funeral homes, nursing homes, communication towers and facilities, and recreational uses	5 acres for shopping centers	N/A
B-3 Highway Business District	Automobile sales and service, building supply stores, clinics, financial institutions, grocery stores, light manufacturing, motels and hotels, offices, retail establishments, and self-service storage facilities	Drive-in uses, billboards, funeral homes, nursing homes, communication towers and facilities, and recreational uses	40,000 square feet	N/A
M-1 Limited Manufacturing District	Light manufacturing, laboratories, machine shops, warehousing, and wholesaling	Airports and airstrips, billboards, lumber yards, truck terminals, communication towers and facilities, and public transit terminals	40,000 square feet	N/A
M-2 General Manufacturing District	All M-1 permitted uses, heavy manufacturing, non-hazardous chemical manufacturing, processing, or use, non-flammable gases and liquids storage, and automobile repair and wreck yards	Airports and airstrips, animal reduction facilities, billboards, landfills, manufacturing, processing, or storage of hazardous chemicals, public transit terminals, and communication towers and facilities	80,000 square feet	N/A
Q-1 Quarrying District	Essential services	Quarrying of gravel, mineral ore, sand, or stone; washing, refining, or processing of minerals; aggregate, ready-mix, and asphalt plants; manufacture of concrete blocks; and wireless communication facilities	3 acres	N/A
L-1 Landfill District	Essential services	Sanitary landfills and structures and lands used for purposes designated in an approved restoration and reuse plan, and communication towers	20 acres	N/A

Table G-11 (continued)

District	Typical Principal Uses	Typical Conditional Uses ^a	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
I-1 Institutional District	Cemeteries, funeral homes, hospitals and nursing homes, libraries, community centers, museums, schools, public administrative offices and service buildings, and religious institutions	Housing for the elderly and utilities	40,000 square feet	1,200 minimum for one-story; 1,800 minimum for multi-story and 1,000 first floor minimum
P-1 Park District	Botanical gardens, fairgrounds, historic monuments or sites, parks and playgrounds, golf course without country club facilities, athletic fields, swimming beaches, and tennis courts	Golf courses with country club facilities, schools, and religious institutions	Not specified	N/A
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	Recreational uses and utilities	N/A	N/A
C-2 Upland Conservancy District	Forest management, fish hatcheries, game farms and game management, hunting and fishing clubs, livestock, and single-family dwellings	Bed and breakfast establishments, recreational uses, and utilities	5 acres	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
PUD Planned Unit Development Overlay District	Uses permitted in a PUD Overlay District shall conform to uses generally permitted in the underlying basic use district	Not specified	5 acres for residential or commercial; 20 acres for industrial; 10 acres for mixed compatible use	N/A

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.

^aEnergy conservation uses may be permitted as conditional uses in all districts.

Source: Town of Wayne Zoning Ordinance, adopted July 2001, and SEWRPC.