

Attachment 1

Table IV-39

MINIMUM FLOOR AREA REQUIREMENTS IN
COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 1971 AND 2010

Analysis Area/Community	Minimum Floor Area Requirement ^a (Square Feet)			
	Single-Family Three Bedroom Units		Multi-Family Two-Bedroom Units	
	1971	2010	1971	2010
1				
Village of Belgium	1,000	1,300	1,000	700
Village of Fredonia	1,000	1,080	Not Permitted ^b	900
Town of Belgium	1,000	1,200	Not Permitted ^b	Not a Permitted Use ^c
Town of Fredonia	1,000	1,000	1,000	Not a Permitted Use ^c
2				
City of Port Washington	1,000	1,000	800	400
Village of Saukville	1,150	1,200	1,000	1,000
Town of Port Washington	1,200	2,000	Not Permitted ^b	Not a Permitted Use ^c
Town of Saukville	1,200	1,500	Not Permitted ^b	Not a Permitted Use ^c
3				
City of Cedarburg	1,000	1,100	800	800
Village of Grafton	1,225	1,250	1,025	1,150
Town of Cedarburg	1,200	1,200	1,200	Not a Permitted Use ^c
Town of Grafton	1,225	1,500	1,025	Not a Permitted Use ^c
4				
City of Mequon	1,200	1,400	1,000	1,200
Village of Thiensville	No Minimum	1,000	950	675
Ozaukee County	<u>N/A</u>	N/A	<u>N/A</u>	N/A
5				
Village of Kewaskum	900	1,000	650	650
Town of Farmington	1,000	1,200	600	Not a Permitted Use ^{c,d}
Town of Kewaskum	1,000	1,200	600	Not a Permitted Use ^{c,d}
6				
City of West Bend	900	1,000	600	750
Village of Newburg	900	1,150 1,100	600	800
Town of Barton	1,200	1,400 1,000	600	950
Town of Trenton	1,000	1,000	600	800
Town of West Bend	1,000	1,200	600	Not a Permitted Use ^{c,d}
7				
Town of Addison	1,000	1,200	600	900
Town of Wayne	1,000	1,200	600	900
8				
Village of Jackson	1,000	1,000	1,000	700
Town of Jackson	1,000	1,200	600	900
9				
City of Hartford	505	900	410	700
Village of Slinger	600	950	600	800
Town of Hartford	1,000	1,000	600	Not a Permitted Use ^{c,d}
Town of Polk	1,400	1,200	Not Permitted ^b	Not a Permitted Use ^{c,d}
10				
Village of Germantown	1,300	1,200	850	650
Town of Germantown	1,050	1,400	Not Permitted ^b	Not a Permitted Use ^c
11				
Village of Richfield ^e	1,200	1,300	700	Not a Permitted Use ^c
Town of Erin	1,000	1,200	600	Not a Permitted Use ^{c,d}
Washington County^a	<u>1,000</u>	N/A	<u>600</u>	N/A

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(continued)**

Analysis Area/Community	Minimum Floor Area Requirement ^a (Square Feet)			
	Single-Family Three Bedroom Units		Multi-Family Two-Bedroom Units	
	1971	2010	1971	2010
12				
City of Glendale	1,000	1,000	Not Permitted ^b	--
Village of Bayside	1,500	1,500	Not Permitted ^b	Not a Permitted Use ^c
Village of Brown Deer	1,500	1,100	1,000	1,000
Village of Fox Point	1,000	--	Not Permitted ^b	--
Village of River Hills	No Minimum	--	Not Permitted ^b	Not a Permitted Use ^c
Village of Shorewood	630	1,200	750	750
Village of Whitefish Bay	1,750	--	650	650
13-16				
City of Milwaukee	No Minimum	900 ^d	No Minimum	No Minimum
17				
City of Greenfield	1,100	1,200	950	1,000
City of Wauwatosa	No Minimum	1,100	No Minimum	900
City of West Allis	No Minimum	--	No Minimum	--
Village of Greendale				Not a Permitted Use ^e 800 ^f
Village of Hales Corners	1,000	1,300 1,400	800	--
Village of West Milwaukee	1,100	--	900	--
	No Minimum	1,000	No Minimum	600
18				
City of Cudahy	1,125	1,100	800	600
City of St. Francis	900	1,600	No Minimum	1,400
City of South Milwaukee	850	1,125	400	500
19				
City of Franklin	1,250	1,250 900	810	950
City of Oak Creek	850	850	442	700
Milwaukee County	N/A	N/A	N/A	N/A
20				
Village of Butler	1,200	1,200	900	500
Village of Lannon	1,100	1,400 200	600	800
Village of Menomonee Falls	1,000	900	900	900
21				
City of Brookfield	--	1,400	1,000	1,000
Village of Elm Grove	1,100	1,100	1,000	1,000
Town of Brookfield	1,000	1,100	900	950
22				
City of New Berlin	No Minimum	1,350 150	810	800
23				
City of Muskego	1,200	1,200	800	1,000
24				
Village of Sussex	1,100	1,200	442	750
Town of Lisbon	1,000	1,400	900	900
25				
City of Delafield	1,200	1,000	800	1,000
City of Oconomowoc	562	1,200	462	750
Village of Chenequa	1,500	2,000	Not Permitted ^b	Not a Permitted Use ^c
Village of Hartland	1,200	1,200	--	900
Village of Lac La Belle	1,200	1,200	Not Permitted ^b	Not a Permitted Use ^c
Village of Merton	1,300	1,300	1,000	1,050
Village of Nashotah	1,200	1,400	Not Permitted ^b	Not a Permitted Use ^c
Village of Oconomowoc Lake	1,500	1,500	Not Permitted ^b	Not a Permitted Use ^c
Town of Delafield	1,200	1,200	900	Not a Permitted Use ^c
Town of Merton	1,000	1,100	Not Permitted ^b	Not a Permitted Use ^c
Town of Oconomowoc	1,000	1,100	900	1,100

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(continued)**

Analysis Area/Community	Minimum Floor Area Requirement ^a (Square Feet)			
	Single-Family Three Bedroom Units		Multi-Family Two-Bedroom Units	
	1971	2010	1971	2010
25 (continued) Village/Town of Summit	1,200	1,200	Not Permitted ^b	Not a Permitted Use ^c
26 City of Pewaukee ^{fi} City of Waukesha Village of Pewaukee Town of Waukesha	1,200 No Minimum 1,200 1,000	1,300 1,000 1,200 1,400	Not Permitted ^b 700 950 900	650 600 950 Not a Permitted Use ^c
27 Village of Big Bend Village of Mukwonago Village of North Prairie Village of Wales Town of Genesee Town of Mukwonago Town of Vernon	1,000 1,150 850 1,000 1,000 1,000 1,000	1,600 1,200 1,100 1,200 1,100 1,200 1,100	800 800 850 Not Permitted ^b 900 900 900	1,000 950 1,000 1,000 ^k 1,100 Not a Permitted Use ^c 1,100
28 Village of Dousman Village of Eagle Town of Eagle Town of Ottawa	750 1,000 1,000 1,000	1,200 1,500 ^l 1,100 1,100	900 800 900 900	1,500 ^l Not a Permitted Use ^e 850 Not a Permitted Use ^{c,d} 1,100
Waukesha County	1,000	1,100	900	1,100 ⁱ
29 Village of Caledonia ^{gl} Village of Elmwood Park Village of Mt. Pleasant ^{hm} Village of Sturtevant Village of Wind Point	1,000 1,200 460 1,100 1,200	800 1,500 1,000 ⁸⁵⁰ 1,200 1,200	900 Not Permitted ^b 390 600 Not Permitted ^b	-- Not a Permitted Use ^c 700 750 --
30 City of Racine ⁱⁿ Village of North Bay	520 1,700	-- 1,700	420 Not Permitted ^b	-- Not a Permitted Use ^c
31 Village of Rochester ^{jo} Village of Union Grove Village of Waterford Town of Dover Town of Norway Town of Raymond Town of Waterford Town of Yorkville	1,000 1,000 1,000 720 600 900 1,150 1,200	1,200 1,100 1,200 800 1,400 ^p 800 800 1,400 ^p	1,000 900 1,000 720 600 900 1,150 1,200	900 750 1,050 -- -- Not a Permitted Use ^c -- --
32 City of Burlington Town of Burlington	600 540	-- 800	400 440	-- --
Racine County	800	800	--	--
33 Village of Pleasant Prairie ^{qj} Town of Somers	1,000 1,000	1,200 1,200 ⁸⁰⁰	1,000 600	1,000 500
34 City of Kenosha	No Minimum	--	No Minimum	--
35 Village of Bristol ^{le} Village of Paddock Lake Village of Silver Lake	864 600 900	800 1,250 1,250	864 Not Permitted ^b 900	500 720 800

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(continued)**

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	Single-Family Three Bedroom Units		Multi-Family Two-Bedroom Units	
	1971	2010	1971	2010
35 (continued)				
Village of Twin Lakes	800	--	Not Permitted ^b	--
Town of Brighton	840	<u>1,200</u> 800	840	Not a Permitted Use ^c
Town of Bristol	864	800	864	500
Town of Paris	1,000	<u>1,200</u> 800	Not Permitted ^b	Not a Permitted Use ^c
Town of Randall	800	<u>1,000</u> 800	800	Not a Permitted Use ^c
Town of Salem	1,100	<u>1,000</u> 800	1,100	500
Town of Wheatland	800	<u>1,200</u> 800	800	Not a Permitted Use ^c
Kenosha County	800	800	800	500
36				
Village of East Troy	960	1,000	960	750
Town of East Troy	900	-- ^s	900	--
Town of Spring Prairie	600	-- ^s	600	--
Town of Troy	No Minimum	-- ^s	No Minimum	--
37				
City of Whitewater	1,000	--	800	--
Town of La Grange	500	1,000 ^p	500	Not a Permitted Use ^c
Town of Richmond	600	-- ^s	600	Not a Permitted Use ^c
Town of Whitewater	800	-- ^s	800	--
38				
City of Delavan	No Minimum	1,200	No Minimum	800
City of Elkhorn	562	<u>1,000</u> ---	462	--
City of Lake Geneva	No Minimum	-- ^t	No Minimum	-- ^t
Village of Darien	No Minimum	-- ^t	No Minimum	-- ^t
Village of Genoa City	800	1,200	800	800
Village of Sharon	Not Specified	--	800	--
Town of Bloomfield	576	-- ^s	576	--
Town of Darien	No Minimum	-- ^s	No Minimum	--
Town of Delavan	No Minimum	-- ^s	No Minimum	--
Town of Geneva	480	<u>960</u> ^u ---	480	<u>960</u> ^u ---
Town of Lafayette	No Minimum	-- ^s	No Minimum	--
Town of Linn	750	-- ^s	750	--
Town of Lyons	600	-- ^s	600	--
Town of Sharon	No Minimum	-- ^s	No Minimum	Not a Permitted Use ^c
Town of Sugar Creek	576	-- ^s	576	--
39				
Village of Fontana on Geneva Lake	1,000	1,250	800	800
Village of Walworth	800	1,450	800	1,040
Village of Williams Bay	1,200	<u>1,200</u> 900	500	800
Town of Walworth	No Minimum	--	No Minimum	--
Walworth County	--	-- ^s	--	--
Region (average)^{mv}	994	<u>1,186</u> ^{1,154}	776	<u>835</u> ⁶

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**MINIMUM FLOOR AREA REQUIREMENTS IN
COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 1971 AND 2010
(continued)**

NOTES: On this table, "-" means that no regulation is specified in the zoning ordinance. "N/A" means that the county does not have a general zoning ordinance. Multi-family dwellings are those with three or more units per building.

^aThe least restrictive floor area ~~specification required, based, dependent~~ on the number of bedrooms, was used, ~~except for residential zoning districts in communities with their own zoning ordinance that apply only to existing platted areas or to historic lake communities.~~ The following zoning districts are excluded: the R-8 Hamlet and Waterfront Residential Neighborhood Conservation District in the Town of Barton; the R-L Residential Lake District in the Town of Eagle; the VR Village Residence District in the City of Franklin; the R-1 Single-Family Residential (existing) and R-2 General Residence (existing) in the Village of Genoa City; the ROP Single-Family Residence Original Plat District in the Village of Lannon; the R-40E Residential Existing Limited District in the Village of Mt. Pleasant; the R-3 Residential District in the Town of Mukwonago; the ERS-1, ERS-2, and ERS-3 Existing Suburban Residence Districts and the RL-1, RL-2, and RL-3 Existing Lakeshore Residence Districts in the City of Muskego; ~~the R-5 Medium-Density Single Family Residential District in the City of New Berlin; the R-4 Single-Family Residential District in the Village of Newburg; the R-1 Single Family Residential and the R-2 Single-Family and Duplex Residential Districts in the City of St. Francis; and the RS-5 Single-Family Residential District in the Village of Williams Bay.~~ In towns regulated under County zoning ordinances (all towns in Kenosha and Racine Counties; all towns except the Town of Bloomfield in Walworth County; and the Towns of Genesee, Oconomowoc, Ottawa, and Vernon in Waukesha County), the smallest lot and home sizes allowed by zoning districts currently mapped in the town are reflected on this table.

^bMulti-family structure type was considered "not permitted" for purposes of analysis if it was not specified in any zoning district or if it was an overlay district which had no land ~~allotted~~allocated to that structure type.

^cMulti-family residential development not permitted as a principal use in community's zoning ordinance or, for towns under County zoning, no areas are designated for multi-family development on the town zoning map. Unless footnoted otherwise, this table does not reflect conditional uses or special zoning provisions for multi-family or senior housing, manufactured housing or mobile homes, housing conversions, or planned unit developments.

^dTown was under County zoning in 1971. At that time, the County ordinance included a multi-family zoning district, which may or may not have been mapped within the town.

^{de}The Village of Newburg was incorporated in 1973.

^{ef}The Town of Richfield incorporated as a Village in 2008.

^gWashington County repealed the County zoning ordinance in 1986. All towns that had been regulated under the County ordinance subsequently adopted an individual town zoning ordinance.

^hThe RS6 zoning district in the City of Milwaukee, which requires a minimum lot size of 3,600 square feet, has no minimum home size requirement. The RS5 district, which requires a minimum lot size of 6,000 square feet, requires a minimum home size of 900 square feet.

ⁱMulti-family dwellings may be permitted as a conditional use in the Villages of Dousman and Greendale, and in towns regulated under the Waukesha County general zoning ordinance (Towns of Genesee, Oconomowoc, Ottawa, and Vernon).

^{if}The Town of Pewaukee incorporated as a City in 1994.

^kMulti-family dwellings may be allowed as part of Planned Unit Developments in the Village of Wales.

^{li}The Town of Caledonia incorporated as a Village in 2005.

^{hlm}The Town of Mount Pleasant incorporated as a Village in 2003.

ⁱⁿThe area of the City of Racine containing Johnson Park is included in Sub-area 29.

^{jo}The Town and Village of Rochester were consolidated as the Village of Rochester in 2008.

^pMinimum floor area requirement is included in the Town land division ordinance.

^{qk}The Town of Pleasant Prairie incorporated as a Village in 1989.

^{tl}The Village of Bristol was incorporated from a portion of the Town of Bristol in December 2009. The remaining portions of the Town were annexed into the Village of Bristol in June 2010.

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(continued)**

^sThe Walworth County zoning ordinance applies to all Towns in the County except the Town of Bloomfield. The Town has adopted the County ordinance as an interim ordinance until the Town develops its own ordinance. With respect to minimum floor areas, the County zoning ordinance requires that single-family and two-family dwellings have a core area of living space of at least 22 feet by 22 feet, equivalent to 484 square feet.

^tThe community zoning ordinance specifies a “minimum dwelling core dimension” of 24 feet by 40 feet (960 square feet).

^uMinimum floor area requirement is included in the Town Building Ordinance.

^vIncludes only those communities that have a minimum floor area requirement.

Source: County and local zoning ordinances and SEWRPC.

#153398 v1 - RHP AC Minutes - Mtg 6 - 7/28/10 Attachment 1