

Appendix B

MINIMUM LOT SIZE AND FLOOR AREA REQUIREMENTS IN RESIDENTIAL ZONING DISTRICTS IN SOUTHEASTERN WISCONSIN: 2012

Table B-1

Kenosha County

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Kenosha County and Village of Bristol ^a	R-1 Rural Residential	Five acres	1,400; 1,000 for first floor
	R-2 Suburban Single-Family Residential	40,000 square feet	1,200; 800 for first floor
	R-3 Urban Single-Family Residential	20,000 square feet	1,200; 800 for first floor
	R-4 Urban Single-Family Residential	15,000 square feet	1,200; 800 for first floor
	R-5 Urban Single-Family Residential	10,000 square feet	1,000; 800 for first floor
	R-6 Urban Single-Family Residential	6,000 square feet	800; 800 for first floor
	R-7 Suburban Two- and Three-Family Residential	80,000 square feet for two-family; 100,000 for three-family	1,000 per unit; 1,500 for first floor of structure
	R-8 Urban Two-Family Residential	20,000 square feet	1,000 per unit; 1,500 for first floor of structure
	R-9 Multiple-Family Residential	10,000 square feet, or 5,000 square feet per unit	1,500; 1,000 for first floor; 500 for efficiency or one-bedroom units; 750 for two-bedroom units; 1,000 for three or more bedroom units
	R-10 Multiple-Family Residential	12,000 square feet, or 4,000 square feet per unit	2,000; 400 for efficiency or one-bedroom units; 600 for two-bedroom units; 800 for three or more bedroom units
	R-11 Multiple-Family Residential	20,000 square feet, or 3,000 per unit	3,000; 300 for efficiency or one-bedroom units; 500 for two-bedroom units; 600 for three or more bedroom units
	R-12 Mobile Home/Manufactured Home Park/ Subdivision Residential	7,500 square feet	600
City of Kenosha	RR-1 Rural Single-Family Residential	40,000 square feet	--
	RR-2 Suburban Single-Family Residential	17,000 square feet	--
	RR-3 Urban Single-Family Residential	10,000 square feet	--
	RS-1 Single-Family Residential	8,000 square feet	--
	RS-2 Single-Family Residential	7,000 square feet	--
	RS-3 Single-Family Residential	5,000 square feet for single-family; 6,000 for two-family ^b	--
	RD Two-Family Residential	8,000 square feet	--
	RG-1 General Residential	5,000 square feet for single-family; 6,000 for two-family	--
	RG-2 General Residential	5,000 square feet for single-family; 6,000 for two-family; Varies by structure type for multi-family	--
	RM-1 Multiple-Family Residential	8,000 square feet; maximum density of 11 dwelling units per acre	--
	RM-2 Multiple-Family Residential	25,000 square feet	--

Table B-1 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Kenosha (continued)	RM-3 Elderly and Handicapped Housing	25,000 square feet; maximum density of 24 units per acre	- -
	TRD-1 Traditional Single and Two Family Residential	5,000 square feet	- -
	TRD-2 Traditional Multiple Family Residential	- -	- -
Village of Paddock Lake	R-1 Single-Family Residential	8,000 square feet	1,250; 1,300 for dwellings with no basement
	R-2 Single-Family Residential	12,000 square feet	1,300; 1,450 for dwellings with no basement
	R-3 Single-Family Residential	16,000 square feet	1,400; 1,650 for dwellings with no basement
	Rd-1 Two-Family Residential	10,000 square feet	720 per unit
	Rm-1 Multiple-Family Residential	15,000 square feet, or 3,500 square feet per unit	2,500, or 720 per unit
Village of Pleasant Prairie	R-1 Rural Residential	Five acres	2,000; 1,500 for first floor
	R-2 Urban Single-Family Residential	40,000 square feet	2,000; 1,500 for first floor
	R-3 Urban Single-Family Residential	20,000 square feet	1,400; 1,000 for first floor
	R-4 Urban Single-Family Residential	15,000 square feet	1,400; 1,000 for first floor
	R-4.5 Urban Single-Family Residential	12,500 square feet	1,400; 1,000 for first floor
	R-5 Urban Single-Family Residential	10,000 square feet	1,200; 900 for first floor
	R-6 Urban Single-Family Residential	6,000 square feet	1,200; 700 for first floor
	R-7 Multiple-Family Residential	40,000 square feet; maximum density of 3.1 dwelling units per acre	1,400 per unit; 1,000 for first floor per structure
	R-8 Urban Two-Family Residential	20,000 square feet; maximum density of 4.4 dwelling units per acre	2,000 per two-family structure or 1,000 per unit; 1,500 for first floor per structure
	R-9 Multiple-Family Residential	One acre; maximum density of 4.0 dwelling units per acre	700 for efficiency or 1 bedroom unit; 1,000 for two-bedroom unit; 1,200 for three or more bedroom unit
	R-10 Multiple-Family Residential	65,340 square feet (1.5 acres); maximum density of 5.3 dwelling units per acre	700 for efficiency or one-bedroom unit; 1,000 for two-bedroom unit; 1,200 for three- or more bedroom unit
	R-11 Multiple-Family Residential	108,900 square feet (2.5 acres); maximum density of 9.6 dwelling units per acre	700 for efficiency or 1 bedroom unit; 1,000 for two-bedroom unit; 1,200 for three or more bedroom unit
	R-12 Mobile Home Park/Manufactured Home/ Subdivision Residential	7,700 square feet	600
Village of Silver Lake	R-1 Single-Family Residential	12,500 square feet	1,250 for first floor; 1,300 for dwellings with no basement
	R-2 One- and Two-Family Residential	14,000 square feet, or 7,000 square feet per unit	1,250 for first floor
	R-3 Multi-Family Residential	21,000 square feet, or 7,000 square feet per unit	1,250 for first floor per unit; 500 for efficiency; 540 for one-bedroom unit; 800 for two-bedroom unit; 1,050 for three-bedroom unit
	R-5 Residential-Mobile Home Parks	7,500 square feet per lot; 10 acres per mobile home park	600
Village of Twin Lakes	Residential Zone (Single- and Two-Family Dwellings)	8,000 square feet for single-family, 10,000 for two-family dwelling	- -
	Multiple Dwelling Zone	5,000 square feet per unit	- -

Table B-1 (continued)

NOTES: This table provides a summary of residential zoning districts in Kenosha County. It lists residential zoning districts which allow various types of residential development as a principal use in each community. This table does not reflect conditional uses or special zoning provisions for senior housing, manufactured housing or mobile homes, housing conversions, or planned unit developments. Agricultural, conservancy and business districts which permit residences in addition to the primary agricultural and business uses are not included on this table. See Table V-4 for information regarding PUD regulations.

This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the County or municipal zoning ordinances and maps for specific zoning information.

On this table, "-" means that no regulation is specified in the zoning ordinance.

^aThe Kenosha County zoning ordinance applies to all Towns in the County. The Village of Bristol has adopted the Kenosha County zoning ordinance as the Village zoning ordinance. The ordinance is administered by the Village.

^bA two-family residence is allowed as a conditional use on a lot adjacent to a less restrictive use.

Source: SEWRPC.

Table B-2
Milwaukee County

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Cudahy	RS-1 Single-Family Residential District	9,000 square feet	1,400
	RS-2 Single-Family Residential District	7,200 square feet	1,100
	RS-3 Manufactured Home Residential District	Park: 4,000 square feet (single module), 5,000 square feet (double module); Subdivision: 7,200 square feet	Park: 600; Subdivision: 720
	RD-1 Single-Family and Two-Family Residential District	9,000 square feet	Single-Family: 1,400; Two-Family: 1,100 per unit
	RD-2 Single-Family and Two-Family Residential District	7,200 square feet	Single-Family: 1,100; Two-Family: 800 per unit
	RM-1 Multi-Family Residential District	9,000 square feet; minimum lot area of 3,000 square feet per efficiency unit; 3,500 square feet for one-bedroom unit; 4,000 square feet for two-bedroom unit; 5,000 square feet for three- or more bedroom unit	Efficiency: 400 per unit; One-bedroom: 600 per unit; Two-bedroom: 800 per unit; Three-bedroom or larger: add 150 per each additional bedroom
	RM-2 Multi-Family Residential District	9,000 square feet; minimum lot area of 2,000 square feet per efficiency unit; 2,500 square feet for one-bedroom unit; 3,000 square feet for two-bedroom unit; 3,500 square feet for three- or more bedroom unit	Efficiency: 300 per unit; One-bedroom: 450 per unit; Two-bedroom: 600 per unit; Three-bedroom or larger: add 100 per each additional bedroom
	RM-3 Multi-Family Residential District	Five acres; 1,000 square feet minimum lot area per unit	Same as RM-2
City of Franklin	R-1 Countryside/Estate Single-Family Residence District	Two acres	1,600 for one-story plus 150 per each bedroom additional to three; 1,100 first floor and 1,900 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600
	R-2 Estate Single-Family Residence District	40,000 square feet	2,000 for one-story plus 150 per each bedroom additional to three; add 250 to total area for dwellings with basements under 600; 1,100 first floor and 2,300 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600
	R-3 Suburban/Estate Single-Family Residence District	20,000 square feet	1,700 for one-story plus 150 per each bedroom additional to three; add 250 to total area for dwellings with basements under 600; 1,100 first floor and 2,000 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600
	R-3E Suburban/Estate Single-Family Residence District	25,000 square feet	2,000 for one-story plus 150 per each bedroom additional to three; add 250 to total area for dwellings with basements under 600; 1,800 first floor and 2,800 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600

Table B-2 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Franklin (continued)	R-4 Suburban Single-Family Residence District	16,000 square feet	1,600 for one-story plus 150 per each bedroom additional to three; add 250 to total area for dwellings with basements under 600; 1,050 first floor and 1,900 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600
	R-5 Suburban Single-Family Residence District	13,000 square feet	1,500 for one-story plus 150 per each bedroom additional to three; add 250 to total area for dwellings with basements under 600; 1,000 first floor and 1,800 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600
	R-6 Suburban Single-Family Residence District	11,000 square feet	1,250 for one-story plus 150 per each bedroom additional to three; add 250 to total area for dwellings with basements under 600; 950 first floor and 1,550 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600
	R-7 Two-Family Residence District	18,000 square feet	1,150 for one-story plus 150 per each bedroom additional to three; add 250 to total area for dwellings with basements under 600; 1,150 for multi-story plus 250 per each bedroom additional to three; add 150 to first floor area and total area for dwellings with basements under 600
	R-8 Multiple-Family Residence District ^a	Single and two-family: 6,000 square feet per unit Multi-family: one acre; maximum density of 8.0 dwelling units per acre	Single and two-family: 1,250 for one-story plus 150 per each bedroom additional to three; add 250 to total area for dwellings with basements under 600; 900 first floor and 1,500 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600; Three to four units per structure: 900 per unit plus 200 per bedroom additional to one; Five to eight units per structure: 850 per unit plus 200 per bedroom additional to one; Nine to 12 units per structure: 800 per unit plus 200 per bedroom additional to one; 13 or more units per structure: 750 per unit plus 200 per bedroom additional to one
	VR Village Residence District	7,200 square feet	1,200 for one-story plus 150 per each bedroom additional to three; add 250 to total area for dwellings with basements under 600; 950 first floor and 1,550 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600

Table B-2 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Glendale ^b	R-1 Residence District	40,000 square feet	--
	R-2 Residence District	20,000 square feet	--
	R-3 Residence District	--	--
	R-4 Residence District	--	--
	R-5 Residence District	--	--
	R-6 Residence District	--	--
	R-7 Residence District	--	--
	R-7A Residence District	4,800 square feet per unit; 2,400 per unit for corner lot	--
	R-8 Residence District	3,600 square feet per unit	--
City of Greenfield	R-1 Single-Family Residential District	15,000 square feet	1,700 for one-story plus 150 per each bedroom additional to three; 1,100 first floor and 1,800 total for multi-story plus 100 per each bedroom additional to three
	R-2 Single-Family Residential Conservation District	15,000 square feet	1,500 for one-story plus 150 per each bedroom additional to three; 1,000 first floor and 1,700 total for multi-story plus 100 per each bedroom additional to three
	R-2A Single-Family Residential District	12,000 square feet	1,500 for one-story plus 150 per each bedroom additional to three; 1,000 first floor and 1,700 total for multi-story plus 100 per each bedroom additional to three
	R-3 Single-Family Residential Conservation District	9,000 square feet	1,300 for one-story plus 150 per each bedroom additional to three; 900 first floor and 1,550 total for multi-story plus 100 per each bedroom additional to three
	R-3A Single-Family Residential District	7,200 square feet	1,300 for one-story plus 150 per each bedroom additional to three; 900 first floor and 1,400 total for multi-story plus 100 per each bedroom additional to three
	R-4 Single-Family and Two-Family Residential Conservation District	7,200 square feet	1,200 for one-story plus 150 per each bedroom additional to three; 900 first floor and 1,400 total for multi-story plus 100 per each bedroom additional to three
	R-4A Single-Family and Two-Family Residential District	9,600 square feet	1,200 for one-story plus 150 per each bedroom additional to three; 900 first floor and 1,400 total for multi-story plus 100 per each bedroom additional to three
	R-4B Single-Family and Two-Family Residential District	15,000 square feet	Single-family: 1,500 for one-story plus 150 per each bedroom additional to three; 1,000 first floor and 1,700 total for multi-story plus 100 per each bedroom additional to three; Two-family: 1,400 for one-story plus 150 per each bedroom additional to three; 900 first floor and 1,400 total for multi-story plus 100 per each bedroom additional to three

Table B-2 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Greenfield (continued)	MFR-1 Low Density Multiple-Family Residential District ^a	One acre; maximum density 8.0 units per net acre	Single-family and two-family: 1,200 for one-story plus 150 per each bedroom additional to three; 900 first floor and 1,400 total for multi-story plus 100 per each bedroom additional to three; Three to eight units: 900 plus 200 per each bedroom additional to one; Nine or more units: 800 plus 200 per each bedroom additional to one
	MFR-2 Medium Density Multiple-Family Residential District ^a	One acre; maximum density 10.0 units per net acre	Three to eight units: 900 plus 200 per each bedroom additional to one; Nine or more units: 800 plus 200 per each bedroom additional to one
	MFR-3 High Density Multiple-Family Residential Conservation District ^a	One acre; maximum density 16.0 units per net acre	Three to eight units: 900 plus 200 per each bedroom additional to one; Nine or more units: 800 plus 200 per each bedroom additional to one
City of Milwaukee	RS1 Single-Family Residential District	20,000 square feet	One-story: 1,500; Split-level or taller: 1,900
	RS2 Single-Family Residential District	12,000 square feet	One-story: 1,500; Split-level or taller: 1,900
	RS3 Single-Family Residential District	9,000 square feet	One-story: 1,300; plit-level or taller: 1,700
	RS4 Single-Family Residential District	7,200 square feet	One-story: 1,200; Split-level or taller: 1,450
	RS5 Single-Family Residential District	6,000 square feet	One-story: 900; Split-level or taller: 1,200
	RS6 Single-Family Residential District	3,600 square feet	--
	RT1 Two-Family Residential District	Detached: 7,200 square feet Attached: 3,600 square feet	--
	RT2 Two-Family Residential District	Detached: 4,800 square feet Attached: 3,000 square feet	--
	RT3 Two-Family Residential District	Detached: 3,000 square feet Attached: 1,800 square feet	--
	RT4 Two-Family Residential District	Detached: 2,400 square feet Attached: 1,800 square feet	--
	RM1 Multi-Family Residential District	Detached: 3,600 square feet Attached: 3,000 square feet;	--
	RM2 Multi-Family Residential District	Detached: 3,600 square feet Attached: 3,000 square feet	--
	RM3 Multi-Family Residential District	Detached: 3,000 square feet Attached: 1,800 square feet	--
	RM4 Multi-Family Residential District	Detached: 2,400 square feet Attached: 1,800 square feet	--
	RM5 Multi-Family Residential District	Detached: 2,400 square feet Attached: 1,800 square feet	--
	RM6 Multi-Family Residential District	Detached: 3,600 square feet Attached: 1,800 square feet	--
	RM7 Multi-Family Residential District	Detached: 3,600 square feet Attached: 1,800 square feet	--
	RO1 Residential and Office District	Detached: 3,600 square feet Attached: 3,000 square feet	--
	RO2 Residential and Office District	Detached: 2,400 square feet Attached: 1,800 square feet	--

Table B-2 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Oak Creek	ER Equestrian Residential District	Three acres	1,400 total (with basement), 1,700 total without basement; 800 first floor for two-story and bi-level; 400 per floor for tri-level
	Rs-1 Single-Family Residential District	21,780 square feet	1,500 total (with basement), 1,700 total without basement; 800 first floor for two-story and bi-level; 400 per floor for tri-level
	Rs-2 Single-Family Residential District	17,000 square feet	1,500 total (with basement), 1,800 total without basement; 900 first floor for two-story and bi-level; 500 per floor for tri-level
	Rs-3 Single-Family Residential District	12,000 square feet	980 total (with basement), 1,180 total without basement; 780 first floor for two-story and bi-level; 400 per floor for tri-level
	Rs-4 Single-Family Residential District	10,000 square feet	850 total (with basement), 1,050 total without basement; 675 first floor for two-story and bi-level; 350 per floor for tri-level
	Rs-5 Mobile Home Park District	6,000 square feet	980
	Rd-1 Two-Family Residential District	15,000 square feet	Single-family: 980 total (with basement), 1,180 total without basement; 780 for first floor in multi-story buildings Two-family: 2,000 (with basement), 2,400 (without basement); 1,000 for first floor in multi-story buildings; 850 per unit
	Rm-1 Multi-Family Residential District	15,000 square feet; minimum lot area of 3,000 square feet for efficiency and one-bedroom units; 4,500 square feet for two-bedroom units; 6,000 square feet for three-bedroom units; and 8,700 square feet for four-bedroom or larger units	Efficiency: 350 per unit; One-bedroom: 500 per unit; Two-bedroom: 700 per unit; Three-bedroom: 1,000 per unit; Four-bedroom or larger: 1,300 per unit
City of St. Francis	R-1 Single-Family Residential District	- - ^c	- -
	R-2 Single-Family and Duplex Residential District	- - ^c	- -
	R-3 Residential Mixed Use District ^a	Minimum lot area per unit (square feet): Single-family: 5,400; Two-family: 3,600; Multi-family: 1,750	1,200 per one-bedroom unit; add 200 per bedroom additional to one
	R-4 General Multi-Family and Commercial District ^a	Minimum lot area per unit (square feet): One-bedroom: 1,000; Two-bedroom: 1,750; add 1,000 square feet per unit per bedroom over two	1,200 per one-bedroom unit; add 200 per bedroom additional to one
	R-5 Intensive Multi-Family and Commercial District ^a	Minimum lot area per unit (square feet): One-bedroom: 1,000; Two-bedroom: 1,750; add 1,000 square feet per unit per bedroom over two	1,200 per unit; add 200 per bedroom additional to one
City of South Milwaukee	R-A Residential Zone	7,200 square feet	One-story: 1,000 for 2 bedroom; 1,125 for 3 bedroom; 1,225 for 4 bedroom; 1,325 for 5 bedroom; Multi-story: 800 first floor and 1,400 total

Table B-2 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of South Milwaukee (continued)	R-B Residential Zone ^a	Minimum lot area per unit (square feet): Single-family: 7,200; Two-family: 3,600; Three-family: 3,000; Four-family: 2,700	Single-family: same as R-A; Two-family: 675 per unit; Three or four-family: 500 per unit
	R-C Residential Zone ^a	Minimum lot area per unit (square feet): One-story: 1,000; Two-story: 800; Three-story: 700; Four-story and over: 600	400 per unit
City of Wauwatosa ^d	Estate Single-Family Residence District	15,000 square feet	1,500 plus 100 per each bedroom additional to three
	AAA Single-Family Residence District	9,000 square feet	1,500 plus 100 per each bedroom additional to three
	AA Single-Family Residence District	6,000 square feet	1,100 plus 100 per each bedroom additional to three
	BB Two-Family Residence District	7,200 square feet	Single-Family: 20 percent of lot area provided that such floor area need not exceed 1,100 plus 100 per each bedroom additional to three; Two-Family: 750 in efficiency or one-bedroom; 900 in two or three-bedroom; add 200 per each bedroom additional to three
	CC Four-Family Residence District	7,200 square feet; minimum lot area of 1,600 square feet for efficiency and one-bedroom units; 2,000 square feet for two-bedroom units; add 400 square feet per each bedroom additional to two	Single-Family: 1,100 plus 100 per each bedroom additional to three; Multiple-Family: 750 in efficiency or one-bedroom; 900 in two or three-bedroom; add 200 per each bedroom additional to three
	DD Eight-Family Residence District	7,200 square feet; minimum lot area of 1,600 square feet for efficiency and one-bedroom units; 2,000 square feet for two-bedroom units; add 400 square feet per each bedroom additional to two	Single-Family: 1,100 plus 100 per each bedroom additional to three; Multiple-Family: 750 in efficiency or one-bedroom; 900 in two or three-bedroom; add 200 per each bedroom additional to three
City of West Allis	RE Residential Estate District	15,000 square feet of lot area per unit	--
	RA-1 Residence District	10,000 square feet of lot area per unit	--
	RA-2 Residence District	7,200 square feet of lot area per unit	--
	RA-3 Residence District	5,000 square feet of lot area per unit	--
	RA-4 Residence District	4,800 square feet of lot area per unit	--
	RB-1 Residence District	2,500 square feet of lot area per unit	--
	RB-2 Residence District	Minimum lot area per unit (square feet): Single-family: 2,500; Two-family: 3,600	--
	RC-1 Residence District	Minimum lot area per unit (square feet): Single-family: 5,000; Multi-family: 1,000 for efficiency; 1,500 for one bedroom; 2,000 for two or more bedroom	--
Village of Bayside	RC-2 Residence District	Minimum lot area per unit (square feet): 400 for efficiency; 600 for one bedroom; 800 for two or more bedroom	--
Village of Bayside	"A" Residence District	40,000 square feet	One-story: 1,800; Two-story: 2,200
	"B" Residence District	22,000 square feet	One-story: 1,800; Two-story: 2,200

Table B-2 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Bayside (continued)	"C" Residence District	- -	One-story: 1,500; Two-story: 1,000 first floor, 1,750 total
Village of Brown Deer	R1 Single-Family Detached Residence District	14,400 square feet (15,400 for corner lots)	One-story: 1,750; Tri-level: 1,750; Two-story: 2,200; Bi-level: 2,800
	R2 Single-Family Detached Residence District	15,000 square feet (16,500 for corner lots)	One-story: 1,500; Tri-level: 1,500; Two-story: 2,000; Bi-level: 2,500
	R3 Single-Family Detached Residence District	10,000 square feet (11,000 for corner lots)	One-story: 1,500; Tri-level: 1,500; Two-story: 2,000; Bi-level: 2,500
	R3-A Single-Family Detached Residence District	10,000 square feet (11,000 for corner lots)	One-story: 1,100; Tri-level: 1,100; Two-story: 1,700; Bi-level: 2,150
	R4 Single-Family Attached and Multiple-Family Residence District ^a	10,000 square feet (minimum lot area of 5,000 square feet per unit for duplexes)	Efficiency: 300 per unit; One-bedroom: 600 per unit; Two-bedroom: 1,000 per unit; Three-bedroom: 1,300 per unit; Four or more bedroom: 1,300 per unit, plus 200 per each bedroom additional to three
	R5 Single-Family Detached and Two-Family Detached and Semi-Attached Residence District	Single-family detached: 10,000 square feet; Two-family detached and semi-attached: 7,500 square feet per unit	Single-family detached: 1,300; Two-family detached and semi-attached: 1,100 square feet per unit
Village of Fox Point	A-1 Residence District	40,000 square feet per unit	- -
	A-2 Residence District	30,000 square feet per unit	- -
	A-3 Residence District	20,000 square feet per unit	- -
	B Residence District	15,000 square feet per unit	- -
	C Residence District	10,500 square feet per unit	- -
Village of Greendale	R-1 Single-Family Detached Residence District	30,000 square feet	One-story: 2,000 without basement, 1,700 with basement; Multi-story: 1,100 for first floor and 2,000 total
	R-1A Single-Family Detached Residence District	20,000 square feet	One-story: 2,000 without basement, 1,700 with basement; Multi-story: 1,100 for first floor and 2,000 total
	R-2 Single-Family Detached Residence District	10,800 square feet	One-story: 1,800 without basement, 1,500 with basement; Multi-story: 1,000 for first floor and 1,800 total
	R-3 Single-Family Detached Residence District	8,400 square feet	One-story: 1,600 without basement, 1,300 with basement; Multi-story: 900 for first floor and 1,600 total

Table B-2 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Greendale (continued)	R-4 Single-Family Detached and Semi-detached Residence District	Single-family detached 8,400 square feet; Single-family semi-detached and two-family detached: 9,600 square feet	Single-family detached: 1,400 (one story without basement); 1,100 (one-story with basement); 700 for first floor and 1,400 total (multi-story); Single-family semi-detached: 900 plus 150 per bedroom additional to one (one-story without basement); 950 plus 150 per bedroom additional to one (one-story with basement); 500 for first floor and 800 total plus 150 per bedroom additional to one (two-story); Two-family detached: 950 plus 150 per bedroom additional to one
	R-5 General Residence District ^a	Single-family detached: 4,200 square feet; Two-family detached: 4,200 square feet per unit; Multi-family: 8,400 square feet; 2,500 per efficiency or one-bedroom unit, 4,000 per two-bedroom unit, 5,000 per three- or four-bedroom unit	One-story single- and two-family: 1,100 without basement, 1,000 with basement; Multi-story single- and two-family: 1,000 for first floor and 1,800 total Multi-family: 500 for efficiency; 650 for one bedroom; 800 for two bedroom, 950 for three bedroom; 1,150 for four bedroom
Village of Hales Corners	R-1 Residence District	10,000 square feet	--
	R-2 Residence District	15,000 square feet	--
	R-3 Residence District	20,000 square feet	--
	R-4 Residence District ^a	10,000 square feet; 2,500 per efficiency or one-bedroom unit, 3,500 per two- or more bedroom unit	--
Village of River Hills	R-1 Residential District	Five acres	--
	R-2 Residential District	Two acres	--
	R-3 Residential District	One acre	--
Village of Shorewood	R-1 Lake Drive Residence District No. 1	24,000 square feet	1,200
	R-2 Lake Drive Residence District No. 2	8,000 square feet	1,200
	R-3 Lake Drive Residence District No. 3	8,000 square feet	1,200
	R-4 Lake Drive Residence District No. 4	18,000 square feet	1,200
	R-5 Single-Family Residence District No. 1	6,000 square feet	1,200
	R-6 One- and Two-Family Residence District No. 1	4,500 square feet	Single-family: 1,200 ; Two-family: 900 per unit
	R-7 Townhouse Residence District	25,000 square feet; minimum of 2,000 square feet per unit	1,200 per unit
	R-8 Estabrook Homes Residence District	Minimum lot area of 2,000 square feet per unit	Efficiency: 450 per unit; One-bedroom: 625 per unit; Two-bedroom: 750 per unit; Three-bedroom: 850 per unit
	R-9 Apartment House Residence District No. 1	Minimum lot area of 600 square feet per unit	Efficiency: 450 per unit; One-bedroom: 625 per unit; Two-bedroom: 750 per unit; Three-bedroom: 850 per unit
	R-10 Apartment House Residence District No. 2	--	Efficiency: 450 per unit; One-bedroom: 625 per unit; Two-bedroom: 750 per unit; Three-bedroom: 850 per unit

Table B-2 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of West Milwaukee	RS-1 Single-Family Residential District	7,200 square feet	1,000 (800 for first floor of bi-level or two-story; 350 per level for tri-level)
	RS-2 Single-Family Residential District	4,800 square feet	1,000 (800 for first floor of bi-level or two-story; 350 per level for tri-level)
	RD-1 Two-Family Residential District	4,800 square feet (2,400 per unit)	1,600 per structure, 800 per unit; 800 first floor for two-family structure
	RM-1 Mid-Rise Multi-Family Residential District	4,800 square feet (1,500 per unit)	Efficiency: 300 per unit; One-bedroom: 450 per unit; Two or more bedroom: 600 per unit
	RM-2 High-Rise Multi-Family Residential District	4,800 square feet (1,500 per unit)	Efficiency: 300 per unit; One-bedroom: 450 per unit; Two or more bedroom: 600 per unit
Village of Whitefish Bay	District 1 – Lake Shore Residence District	9,600 square feet	- -
	District 1A – Single-Family Residence District	6,000 square feet	- -
	District 2 – Single-Family Residence District	4,800 square feet	- -
	District 3 – Two-Family Residence District	7,200 square feet	- -
	District 5 – Apartment District	850 square feet per unit	650 per unit

NOTES: This table provides a summary of residential zoning districts in Milwaukee County. It lists residential zoning districts which allow various types of residential development as a principal use in each community. This table does not reflect conditional uses or special zoning provisions for senior housing, manufactured housing or mobile homes, housing conversions, or planned unit developments. Agricultural, conservancy and business districts which permit residences in addition to the primary agricultural and business uses are not included on this table. See Table V-4 for information regarding PUD regulations.

This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to municipal zoning ordinances and maps for specific zoning information.

On this table, "- -" means that no regulation is specified in the zoning ordinance.

^aMulti-family dwellings may be permitted only as a conditional use.

^bRefer to Section 13.1.17 of the City of Glendale zoning code for information regarding minimum lot area and Section 13.1.16 for information regarding minimum floor area. Lot sizes in the R-3, R-4, R-5, and R-6 districts range from 7,200 to 15,000 square feet per single-family dwelling, depending on location.

^cThe City of St. Francis zoning ordinance does not specify a minimum lot size in the R-1 and R-2 districts. Minimum lot widths are specified, which vary based on the use (single- or two-family) and whether lots are existing or proposed new lots.

^dRefer to the City of Wauwatosa zoning ordinance for information regarding minimum first floor area.

Source: SEWRPC.

Table B-3
Ozaukee County

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Cedarburg	Rs-1 Single-Family Residential District	20,000 square feet	1,600; 1,000 first floor for two-story; 550 per floor for tri-level
	Rs-2 Single-Family Residential District	15,000 square feet	1,600; 1,000 first floor for two-story; 700 per floor for tri-level
	Rs-3 Single-Family Residential District	12,000 square feet	1,300; 850 first floor for two-story; 425 per floor for tri-level
	Rs-4 Single-Family Residential District	10,000 square feet	1,200; 800 first floor for two-story; 400 per floor for tri-level
	Rs-5 Single-Family Residential District	8,400 square feet	1,100; 800 first floor for two-story; 400 per floor for tri-level
	Rs-5 Single-Family/Two-Family Residential District	8,400 square feet	Single-family: 1,100; 750 first floor for two-story; Two-family: 750 per unit
	Rs-7 Low-Density Single-Family Residential District	20,000 square feet	1,600; 1,000 first floor for two-story; 550 per floor for tri-level
	Rs-8 Low-Density Single-Family Residential District	40,000 square feet	1,600; 1,000 first floor for two-story; 550 per floor for tri-level
	RD-1 Two-Family Residential District	12,000 square feet	Single-family : 1,300; 850 first floor for two-story; 425 per floor for tri-level; Two-family: 1,050 per unit; 1,050 first floor for two-story structures; add 100 to total for structures without a basement of at least 200 square feet
	RM-1 Multiple-Family Residential District	12,000 square feet; lot area of 4,000 square feet per one-bedroom unit and 5,000 square feet per two-bedroom unit	One-bedroom: 500 per unit; Two-bedroom: 850 square feet per unit
	RM-2 Multiple-Family Residential District	12,000 square feet; lot area of 2,700 square feet per one-bedroom unit and 3,300 square feet per two-bedroom unit	One-bedroom: 500 per unit; Two-bedroom: 800 square feet per unit
City of Mequon	R-1 Rural Residential Detached District	Five acres	1,800
	R-1B Rural Residential Detached District	2.5 acres	1,600
	R-2 Rural Residential Detached District	Two acres	1,800
	R-2B Suburban Residential Detached District	1.5 acres	1,400
	R-3 Suburban Residential Detached District	One acre	1,800
	R-4 Suburban Residential Detached District	32,670 square feet	1,600
	R-5 Suburban Residential Detached District	21,780 square feet	1,400
	R-6 Suburban Residential Attached District	One acre	One-bedroom: 1,000 per unit; Two-bedroom: 1,200 per unit; Three-bedroom: 1,400 per unit
	R-M Multiple-Family Residential District	Minimum lot area per unit: One-bedroom: 6,000 square feet; Two-bedroom: 7,000 square feet; Three-bedroom: 10,000 square feet	One-bedroom: 900 per unit; Two-bedroom: 1,100 per unit; Three-bedroom: 1,300 per unit

Table B-3 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Port Washington ^a	R-1 Single-Family Residential District	45,000 square feet	1,250 for 1 story 1-4 bedroom; 1,400 for 2 story 4 bedroom; 1,450 for 1-2 story 5 bedroom; 1,600 for 3 story 5 bedroom; 1,650 for 1-3 story 6 bedroom; 1,750 for 1-3 story 7 bedroom; 1,800 for 4 story 6 bedroom; 1,850 for 4 story 7 bedroom; 1,950 for 1-4 story 8 bedroom; 2,000 for 5+ story 8+ bedroom
	RS-1 Single-Family Residential District	15,000 square feet	1,250 for 1 story 1-4 bedroom; 1,400 for 2 story 4 bedroom; 1,450 for 1-2 story 5 bedroom; 1,600 for 3 story 5 bedroom; 1,650 for 1-3 story 6 bedroom; 1,750 for 1-3 story 7 bedroom; 1,800 for 4 story 6 bedroom; 1,850 for 4 story 7 bedroom; 1,950 for 1-4 story 8 bedroom; 2,000 for 5+ story 8+ bedroom
	RS-2 Single-Family Residential District	12,000 square feet	1,250 for 1 story 1-4 bedroom; 1,250 for 2 story 4 bedroom; 1,300 for 1-2 story 5 bedroom; 1,450 for 3 story 5 bedroom; 1,500 for 1-3 story 6 bedroom; 1,600 for 1-3 story 7 bedroom; 1,650 for 4 story 6 bedroom; 1,700 for 4 story 7 bedroom; 1,800 for 1-4 story 8 bedroom; 1,850 for 5+ story 8+ bedroom
	RS-3 Single-Family Residential District	10,000 square feet	1,150 for 1 story 1-4 bedroom; 1,150 for 2 story 4 bedroom; 1,225 for 1-2 story 5 bedroom; 1,300 for 3 story 5 bedroom; 1,350 for 1-3 story 6 bedroom; 1,450 for 1-3 story 7 bedroom; 1,500 for 4 story 6 bedroom; 1,550 for 4 story 7 bedroom; 1,650 for 1-4 story 8 bedroom; 1,700 for 5+ story 8+ bedroom
	RS-4 Single-Family Residential District	8,400 square feet	1,000 for 1 story 1-4 bedroom; 1,000 for 2 story 4 bedroom; 1,075 for 1-2 story 5 bedroom; 1,150 for 3 story 5 bedroom; 1,200 for 1 -3 story 6 bedroom; 1,300 for 1-3 story 7 bedroom; 1,350 for 4 story 6 bedroom; 1,400 for 4 story 7 bedroom; 1,500 for 1-4 story 8 bedroom; 1,550 for 5+ story 8+ bedroom

Table B-3 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Port Washington ^a (continued)	RS-5 Single- and Two-Family Residential District	8,400 square feet; minimum lot area of 4,200 square feet per unit	1,000 (single-family) 650 (two-family) for 1 story 1-4 bedroom; 1,000 (single-family) 800 (two-family) for 2 story 4 bedroom; 1,075 (single-family) 850 (two-family) for 1-2 story 5 bedroom; 1,150 (single-family) 1,000 (two-family) for 3 story 5 bedroom; 1,200 (single-family) 1,050 (two-family) for 1-3 story 6 bedroom; 1,300 (single-family) 1,150 (two-family) for 1-3 story 7 bedroom; 1,350 (single-family) 1,200 (two-family) for 4 story 6 bedroom; 1,400 (single-family) 1,250 (two-family) for 4 story 7 bedroom; 1,500 (single-family) 1,350 (two-family) for 1-4 story 8 bedroom; 1,550 (single-family) 1,400 (two-family) for 5+ story 8+ bedroom
	RS-6 Single- and Two-Family Residential District	10,000 square feet; minimum lot area of 5,000 square feet per unit	1,000 (single family) 650 (two-family) for 1 story 1-4 bedroom; 1,000 (single-family) 800 (two-family) for 2 story 4 bedroom; 1,075 (single-family) 850 (two-family) for 1-2 story 5 bedroom; 1,150 (single-family) 1,000 (two-family) for 3 story 5 bedroom; 1,200 (single-family) 1,050 (two-family) for 1-3 story 6 bedroom; 1,300 (single-family) 1,150 (two-family) for 1-3 story 7 bedroom; 1,350 (single-family) 1,200 (two-family) for 4 story 6 bedroom; 1,400 (single-family) 1,250 (two-family) for 4 story 7 bedroom; 1,500 (single-family) 1,350 (two-family) for 1-4 story 8 bedroom; 1,550 (single-family) 1,400 (two-family) for 5+ story 8+ bedroom
	RM-1 Multi-Family Residential District	7,000 square feet; minimum lot area of 3,500 square feet per unit	--
	RM-2 Multi-Family Residential District	Minimum lot area per unit (square feet): 3,200 for one-bedroom; 3,600 for two bedroom; 4,000 for three bedroom	650 for 1 story 1-4 bedroom; 800 for 2 story 4 bedroom; 850 for 1-2 story 5 bedroom; 1,000 for 3 story 5 bedroom; 1,050 for 1-3 story 6 bedroom; 1,150 for 1-3 story 7 bedroom; 1,200 for 4 story 6 bedroom; 1,250 for 4 story 7 bedroom; 1,350 for 1-4 story 8 bedroom; 1,400 for 5+ story 8+ bedroom
	RM-3 Multi-Family Residential District	Minimum lot area per unit (square feet): 2,700 for one-bedroom; 3,000 for two bedroom; 3,300 for three bedroom	350 for 1 story 1bedroom; 400 for 1 story 2 bedroom; 500 for 1 story 3 bedroom; 650 for 1 story 4 bedroom; 800 for 2 story 4 bedroom; 850 for 1-2 story 5 bedroom; 1,000 for 3 story 5 bedroom; 1,050 for 1-3 story 6 bedroom; 1,150 for 1-3 story 7 bedroom; 1,200 for 4 story 6 bedroom; 1,250 for 4 story 7 bedroom; 1,350 for 1-4 story 8 bedroom; 1,400 for 5+ story 8+ bedroom
	RM-4 Multi-Family Residential District	Minimum lot area of 1,500 square feet per unit	Same as RM-3
Village of Belgium	RD-1 Single-Family Residential District	12,500 square feet	Two-bedroom: 1,100; Three-bedroom: 1,300; Four-bedroom: 1,500; add 200 per bedroom additional to four

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Table B-3 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Belgium (continued)	RD-2 Two-Family Residential District	15,000 square feet	Single-family same as RD-1; Two-family two-bedroom: 900; Two-family three-bedroom: 1,000
	RM-1 Multi-Family Residential District	12,000 square feet; minimum lot area of 4,000 square feet per unit for one-bedroom; 5,000 for two- or more bedroom	One-bedroom unit: 850; Two- or more bedroom unit: 1,000
	RM-2 Multi-Family Residential District	12,000 square feet; minimum lot area of 3,000 square feet per unit for one-bedroom; 3,300 for two- or more bedroom	One-bedroom unit: 800; Two- or more bedroom unit: 950
Village of Fredonia ^a	RS-1 Single-Family Residential District	16,000 square feet (17,000 for corner lot)	1,500
	RS-2 Single-Family Residential District	11,500 square feet (12,500 for corner lot)	1,350
	RS-3 Single-Family Residential District	8,000 square feet (9,000 for corner lot)	1,080
	RS-4 Large Lot Single-Family Residential District	20,000 square feet (21,500 for corner lot)	2,000
	RS-5 Estate Single-Family Residential District	40,000 square feet	2,500
	RD-1 Two-Family Residential District	12,500 square feet	1,200
	RD-2 Two-Family Residential District	7,200 square feet	1,000
	RD-3 Single-Family Attached Residential District	9,000 square feet	1,000
	RM-1 Multi-Family Residential District	12,500 square feet; maximum density of 6.0 units per net acre	One-bedroom unit: 800; Two-bedroom unit: 900; Three-bedroom unit: 1,000
	RM-2 Multi-Family Residential District	11,000 square feet; maximum density of 8.0 units per net acre	One-bedroom unit: 900; Two-bedroom unit: 1,000; Three-bedroom unit: 1,100
Village of Grafton ^a	R-RE Rural Estate Single-Family Residential District	Three acres	1,600 plus 250 per each bedroom additional to three; 1,100 first floor and 1,900 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600
	R-E Estate Single-Family Residential District	40,000 square feet	1,600 plus 250 per each bedroom additional to three; 1,100 first floor and 1,900 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600
	R-1 Suburban Estate Single-Family Residential District	18,000 square feet	1,600 plus 250 per each bedroom additional to three; 1,100 first floor and 1,900 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600
	R-S Suburban Single-Family Residential District	15,000 square feet	1,600 plus 250 per each bedroom additional to three; 1,050 first floor and 1,900 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600

Table B-3 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Grafton ^a (continued)	R-2 Single-Family Residential District	10,000 square feet	1,250 plus 250 per each bedroom additional to three; 950 first floor and 1,550 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600
	R-3 Urban Single-Family Residential District	7,000 square feet	1,250 plus 250 per each bedroom additional to three; 950 first floor and 1,550 total for multi-story plus 100 per each bedroom additional to three; add 250 to first floor area and total area for dwellings with basements under 600
	R-4 Duplex/ Townhouse Residential District	15,000 square feet	1,150 plus 150 per each bedroom additional to three; add 150 to total area for dwellings with basements under 600
	R-5 Suburban Two-Family Residential District	10,000 square feet	1,150 plus 150 per each bedroom additional to three; add 150 to total area for dwellings with basements under 600
	R-6 Urban Two-Family Residential District	8,000 square feet	1,150 plus 150 per each bedroom additional to 3; add 150 to total area for dwellings with basements under 600
	MFR-1 Medium Density Multi-Family Residential District	Minimum lot area of 6,000 square feet per unit	1,150 plus 150 per each bedroom additional to three; add 150 to total area for dwellings with basements under 600; N/A to buildings with more than two dwelling units
	MFR-2 Low Density Multi-Family Residential District	Minimum lot area of 6,000 square feet per unit	1,150 plus 150 per each bedroom additional to three; add 150 to total area for dwellings with basements under 600; N/A to buildings with more than two dwelling units
Village of Saukville ^a	R-1 Single-Family Residential District	20,000 square feet	1,600
	R-2 Single-Family Residential District	12,000 square feet	1,400
	R-3 Single-Family Residential District	10,000 square feet	1,200
	R-4 Two-Family Residential District	14,500 square feet; 7,250 square feet per unit	1,200 per unit
	R-5 Multi-Family Residential District	22,000 square feet; minimum lot area of 3,630 square feet for efficiency unit; 4,356 square feet for one-bedroom unit; 5,445 square feet for two or more bedroom units	Efficiency: 500 per unit; One-bedroom: 850 per unit; Two or more bedroom: 1,000 per unit
	R-C Condominium Residential District	40,000 square feet; minimum lot area of 4,356 square feet for one-bedroom unit; 5,445 square feet for two or more bedroom units	One-bedroom: 1,000 per unit; Two or more bedroom: 1,200 per unit
Village of Thiensville	R-1 Single-Family Residential District	13,500 square feet	1,200
	R-2 Single-Family Residential District	6,800 square feet	1,000
	R-3 Two-Family Residential District	15,000 square feet	1,000 per unit
	R-4 Multi-Family Residential District	15,000 square feet; minimum lot area of 3,800 square feet per unit	Efficiency/one-bedroom: 525 per unit; Two or more bedroom: 675 per unit
	R-5 Multi-Family Residential District	15,000 square feet; minimum lot area of 1,980 square feet for dwellings for the elderly and 3,800 square feet for the non-elderly	Same as R-4

Table B-3 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Town of Belgium	R-1 Single-Family Residential District	1.5 acres	1,200
Town of Cedarburg ^a	R-1 Single-Family Residential District	80,000 square feet	1,800
	R-2 Single-Family Residential District	40,000 square feet	1,500
	R-3 Single-Family Residential District	40,000 square feet	1,200
	E-1 Estate District	Four acres	1,800
	CR-A Countryside Residential A District	One acre; maximum density of one dwelling unit per 4.5 acres	1,500
	CR-B Countryside Residential B District	One acre; maximum density of one dwelling unit per 4.5 acres	1,500
	TR Transitional Residential District	1.5 acres; maximum density of one dwelling unit per 2.25 acres	1,500
	TR-2 Transitional Residential District	One acre; maximum density of one dwelling unit per 2.0 acres	1,500
Town of Fredonia	R-1 Single-Family Residential District	Three acres	1,400
	R-2 Single-Family Residential District	One acre	1,200
	R-3 Single-Family Residential District	20,000 square feet	1,200
	R-4 Single-Family Residential District	7,200 square feet	1,000
	R-5 Mobile Home Park District	5,000 square feet	- -
Town of Grafton ^a	R-1 Residential District	Five acres	3,000
	R-2 Residential District	Three acres	1,250
	R-3 Residential District	40,000 square feet	1,250
	R-4 Conservation Development District	21,780 square feet when 70 percent of common open space is provided; One acre when 60 percent of common open space is provided	- -
Town of Port Washington ^a	R-1 Residential District	1.5 acres	2,000
	R-2 Residential District	One acre	1,200
Town of Saukville ^a	R-1 Waterfront Residential Neighborhood Conservation District	40,000 square feet; Maximum density of 1.00 dwelling unit per acre	1,500 plus 150 per each bedroom additional to three; 1,100 first floor and 1,900 total for multi-story plus 150 per each bedroom additional to three; add 150 to first floor area and total area for dwellings with basements under 600
	R-2 Single-Family Residential Neighborhood Conservation District	40,000 square feet; Maximum density of 1.00 dwelling unit per acre	1,500 plus 150 per each bedroom additional to three; 1,100 first floor and 1,900 total for multi-story plus 150 per each bedroom additional to three; add 150 to first floor area and total area for dwellings with basements under 600
	R-3 Waterfront Residential Neighborhood Conservation District	20,000 square feet; Maximum density of 4.75 dwelling units per acre	1,500 plus 150 per each bedroom additional to three; 1,100 first floor and 1,900 total for multi-story plus 150 per each bedroom additional to three; add 150 to first floor area and total area for dwellings with basements under 600
	R-4 Transitional Urban to Suburban/Rural Residential District	20,000 square feet; Maximum gross density of 0.92 and net density of 1.68 dwelling units per acre	1,600 plus 200 per each bedroom additional to three; 900 first floor and 1,800 total for multi-story plus 200 per each bedroom additional to three; add 200 to first floor area and total area for dwellings with basements under 600

Table B-3 (continued)

NOTES: This table provides a summary of residential zoning districts in Ozaukee County. It lists residential zoning districts which allow various types of residential development as a principal use in each community. This table does not reflect conditional uses or special zoning provisions for senior housing, manufactured housing or mobile homes, housing conversions, or planned unit developments. Agricultural, conservancy and business districts which permit residences in addition to the primary agricultural and business uses are not included on this table. See Table V-4 for information regarding PUD regulations.

This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to municipal zoning ordinances and maps for specific zoning information.

On this table, "-" means that no regulation is specified in the zoning ordinance.

^aRefer to the municipal zoning ordinance for information regarding minimum first floor area.

Source: SEWRPC.

Table B-4
Racine County

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Racine County ^a	R-1 Country Estate District	Five acres	800
	R-2 Suburban Residential District (Unsewered)	40,000 square feet	800
	R-2S Suburban Residential District (Sewered-large lots)	40,000 square feet	800
	R-3 Suburban Residential District (Sewered)	20,000 square feet	800
	R-3A Suburban Residential District (Sewered)	13,500 square feet	800
	R-4 Urban Residential District I	10,000 square feet	800
	R-5 Urban Residential District II	7,200 square feet	800
	R-5A Urban Residential District III	10,000 square feet	800
	R-6 Two-Family Residential District	10,000 square feet (5,000 square feet of lot area per unit)	800
	R-6A Two-Family Residential District II	20,000 square feet(10,000 square feet of lot area per unit)	800
	R-7 Multi-Family Residential District	15,000 square feet; minimum lot area of 2,000 square feet per efficiency unit; 2,500 square feet for one-bedroom unit; 3,000 square feet for two- or more bedroom unit	- -
City of Burlington	Rs-1 Single-Family Residence District	14,000 square feet	- -
	Rs-2 Single-Family Residence District	11,000 square feet	- -
	Rs-3 Single-Family Residence District	8,000 square feet	- -
	Rd-1 Two-Family Residence District	14,000 square feet	- -
	Rd-2 Two-Family Residence District	11,000 square feet	- -
	Rm-1 Multiple-Family Residence District	11,000 square feet; minimum lot area of 3,500 square feet for efficiency and one-bedroom units; 4,000 square feet for two-bedroom units; 6,000 square feet for three-bedroom units	- -
	Rm-2 Multiple-Family Residence District	11,000 square feet; minimum lot area of 2,500 square feet for efficiency and one-bedroom units; 2,680 square feet for two-bedroom units; 4,500 square feet for three-bedroom units	- -
	Rm-3 Low-Density Multiple-Family Residence District	One acre	- -
	Rm-4 Multiple-Family Residence District	Three acres	- -
	TN-R Traditional Neighborhood Residence District	- -	- - ^b
City of Racine	R1 Single-Family Residence District	8,400 square feet	- -
	R2 Single-Family Residence District	6,000 square feet	- -

Table B-4 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Racine (continued)	R3 Limited General Residence District	Single-family and community living with 8 or fewer persons: 6,000 square feet; Community living with 9 to 15 persons: 12,000 square feet; Two-family: 3,000 square feet per unit; Efficiency and 1 bedroom: 2,400 square feet per unit; Three bedroom or larger: 2,700 square feet per unit	- -
	R4 General Residence District	Single- and two-family: 6,000 square feet; Single-family and community living with 8 or fewer persons: 6,000 square feet; Community living with 9 to 15 persons: 12,000 square feet; Efficiency and 1 bedroom: 1,500 square feet per unit; Two-bedroom: 1,800 square feet per unit; Three bedroom or larger: 2,100 square feet per unit	- -
	R5 General Residence District	Single- and two-family: 6,000 square feet; Single-family and community living with 8 or fewer persons: 6,000 square feet; Community living with 9 to 15 persons: 12,000 square feet; Efficiency and 1 bedroom: 700 square feet per unit; Two-bedroom: 850 square feet per unit; Three bedroom or larger: 1,000 square feet per unit	- -
	R6 General Residence District	Single- and two-family: 6,000 square feet; Single-family and community living with 8 or fewer persons: 6,000 square feet; Community living with 9 to 15 persons: 12,000 square feet; Efficiency and 1 bedroom: 350 square feet per unit; Two-bedroom: 450 square feet per unit; Three bedroom or larger: 550 square feet per unit Boarding and fraternity: 325 square feet per unit	- -
Village of Caledonia	R-1 Country Estate District	Five acres	800
	R-2 Suburban Residential District (unsewered)	40,000 square feet	800
	R-2S Suburban Residential District (sewered)	40,000 square feet	800
	R-3 Suburban Residential District (sewered)	20,000 square feet	800
	R-3A Suburban Residential District (sewered)	13,500 square feet	800
	R-4 Urban Residential District I	10,000 square feet	800
	R-5 Urban Residential District II	7,200 square feet	800
	R-5A Urban Residential District III	10,000 square feet	800
	R-6 Two-family Residential District	10,000 square feet	800
	R-6A Two-Family Residential District II	20,000 square feet	800

Table B-4 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Caledonia (continued)	R-7 Multi-Family Residential District	Multi-family buildings not to exceed eight units per structure	- -
Village of Elmwood Park	R-1 Single-Family Residential District	10,200 square feet	One-story: 1,500; Split level: 2,000; Two-story: 1,850; 1,000 first floor
	PRD-1 Planned Residential District ^c	5,000 square feet per dwelling unit	- -
Village of Mt. Pleasant	R-100 Residential Single-Family District	12,000 square feet	1-story: 1,800; 1.5- and 2-story: 2,000
	R-75 Residential Single-Family District	9,000 square feet	1-story: 1,500; 1.5- and 2-story: 1,700
	R-60 Residential Single-Family District	7,200 square feet	One-bedroom: 700; Two-bedroom: 800; Three- or more bedroom: 1,000
	R-50MH Residential Mobile Home District	6,000 square feet	- -
	R-40E Residential Existing Limited District	4,000 square feet	One-bedroom: 600; Two-bedroom: 700; Three- or more bedroom: 850
	R-100D Residential Two-Family District	12,000 square feet	One-bedroom: 650; Two-bedroom: 900; Three- or more bedroom: 1,150
	R-75D Residential Two-Family District	9,000 square feet	One-bedroom: 650; Two-bedroom: 800; Three- or more bedroom: 1,000
	R-60D Residential Two-Family District	7,200 square feet	One-bedroom: 500; Two-bedroom: 700; Three- or more bedroom: 850
	RM-1 Residential Multi-Family District	As necessary to meet other requirements	One-bedroom: 650; Two-bedroom: 700; Three- or more bedroom: 900
	RM-2 Residential Multi-Family District	As necessary to meet other requirements	One-bedroom: 500; Two-bedroom: 700; Three- or more bedroom: 850
	RM-3 Residential Multi-Family District	As necessary to meet other requirements	One-bedroom: 500; Two-bedroom: 700; Three- or more bedroom: 850
	RM-4 Residential Multi-Family District	As necessary to meet other requirements	One-bedroom: 500; Two-bedroom: 700; Three- or more bedroom: 850
Village of North Bay	R-1 Single-Family Residence District	32,670 square feet; all lands west of N. Main St.	One-story: 1,700; Two-story: 2,000 ; 1,400 first floor
	R-2 Single-Family Residence District	21,780 square feet; all lands east of N. Main St.	One-story: 1,700; Two-story: 2,000; 1,400 first floor
Village of Rochester	R-1 Single-Family Residential District	12,000 square feet	One-story: 1,200 without garage; Two-story: 1,700
	R-2 Single-Family Residential District	10,000 square feet	One-story: 1,200 without garage; Multi-story: 1,700
	R-3 One and Two-Family Residential District	Single-family: 10,000 square feet Two-family: 6,000 square feet	One-story: 1,200 without garage; Multi-story single-family: 1,700; Two-family: 1,800 without garage
	R-4 Multiple-Family Residential District	18,000 square feet; minimum lot area of 4,500 square feet per one-bedroom unit; 6,000 square feet per two- and three-bedroom unit	One-bedroom unit: 750; Two- or three -bedroom units: 900
Village of Sturtevant	One- and Two-Family Residence District	Single-family: 9,000 square feet Two-family: 6,000 square feet	Single-family: 1,200; Two-family: 2,400

Table B-4 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Sturtevant (continued)	Multiple Residence District ^d	Single-family: 9,000 square feet Two-family: 6,000 square feet	Single-family: 1,200; Two-family: 2,400; Multi-family: One-bedroom: 600; Two-bedroom: 750; Three-bedroom: 900
Village of Union Grove	R-90 Single-Family Residence District	13,000 square feet	One-story with three bedrooms or less: 1,100; One-story with four bedrooms or more: 1,400; 1.5-story: 1,000 (100 square feet may be reduced with attached garage); Split-level with three bedrooms: 1,100; Split-level with four or more bedrooms: 1,300
	R-80 Single-Family Residence District	8,000 square feet	One-story with three bedrooms or less: 2,200; One-story with four bedrooms or more: 2,800; 1.5-story: 2,000 (200 square feet may be reduced with attached garage); Split-level with three bedrooms: 1,100; Split-level with four or more bedrooms: 1,300
	R-90-D Two-Family Residence District	13,000 square feet; minimum of 6,500 square feet per unit	One-story with three bedrooms or less: 2,200; One-story with four bedrooms or more: 2,800; 1.5-story: 2,000 (200 square feet may be reduced with attached garage); Split-level with three bedrooms: 2,200; Split-level with four or more bedrooms: 2,600
	R-80-D Two-Family Residence District II	8,000 square feet; minimum of 4,000 square feet per unit	One-story with three bedrooms or less: 2,200; One-story with four bedrooms or more: 2,800; 1.5-story: 2,000 (200 square feet may be reduced with attached garage); Split-level with three bedrooms: 2,200; Split-level with four or more bedrooms: 2,600
	RM Multiple-Family Residence District	Minimum lot area per unit (square feet); One-bedroom or less: 2,400; Two-bedroom units: 3,000; Three-bedroom units: 4,000; Four-bedroom or larger units: 5,000	Studio or efficiency: 375; One-bedroom: 575; Two-bedroom: 750; Three bedroom: 900
	MH Mobile Home District	6,000 square feet	980
Village of Waterford	Single-Family Residence-A District	11,000 square feet	One-story: 1,200; Two-story: 1,700
	Single-Family Residence-B District	13,000 square feet	One-story: 1,200; Two-story: 1,700
	Two-Family Residence-A District	15,000 square feet	One-bedroom unit: 900; Each additional bedroom: 150
	Two-Family Residence-B District	6,000 square feet	One-bedroom unit: 900; Each additional bedroom: 150

Table B-4 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Waterford (continued)	Multiple Family Residence District	Single-Family Residence-A District: 11,000 square feet Single-Family Residence-B District: 13,000 square feet Two-Family Residence-A District: 15,000 square feet Two-Family Residence-B District: 6,000 square feet Three-family: 6,000 square feet Four-families: 4,500 square feet	One-bedroom unit: 900; Each additional bedroom: 150
Village of Wind Point	R-1 Estate Single-Family Residence District	1.5 acres	One-story: 2,000; Two-story: 2,500
	R-2 Single-Family Residence District	20,000 square feet	One-story: 1,500; Tri-level: 1,800; Two-story: 2,100
	R-3 Single-Family Residence District	15,000 square feet	One-story: 1,200; Tri-level: 1,500; Two-story: 1,800
	R-4 Multiple-Family Residence District	Row house: 4,000 square feet; Detached single-family: 8,000 square feet; Duplexes: 10,000 square feet	- -

NOTES: This table provides a summary of residential zoning districts in Racine County. It lists residential zoning districts which allow various types of residential development as a principal use in each community. This table does not reflect conditional uses or special zoning provisions for senior housing, manufactured housing or mobile homes, housing conversions, or planned unit developments. Agricultural, conservancy and business districts which permit residences in addition to the primary agricultural and business uses are not included on this table. See Table V-4 for information regarding PUD regulations.

This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the County or municipal zoning ordinances and maps for specific zoning information.

On this table, "- -" means that no regulation is specified in the zoning ordinance.

^aThe Racine County zoning ordinance applies to all Towns within the County. The minimum floor area requirements established in the County zoning ordinance apply to all towns. Additional floor area requirements have been established by the Town of Norway and the Town of Yorkville. Minimum floor area requirements for the Town of Norway are established in the Town land division ordinance as follows: one-story single family - 1,400 square feet; for other than one-story single family - 1,800 square feet with 1,000 square feet first floor; two family - 1,400 square feet with 1,000 square feet first floor. Minimum floor area requirements for the Town of Yorkville are established in the Town land division ordinance as follows: one-story single family - 1,400 square feet; for other than one-story single family - 1,600 square feet with 1,000 square feet first floor; two family - 1,400 square feet with 1,000 square feet first floor. Zoning districts in cities and villages within the County are assigned by the responsible municipality.

^bUsed exclusively in areas of the City planned for traditional neighborhood development of a residential nature as indicated on the City's Comprehensive Master Plan or element of the City's Comprehensive Master Plan.

^cClustered single-family dwellings and condominium multi-family dwellings may be allowed as part of a Planned Residential District (PRD) if a rezoning to PRD is approved by the Village Board.

^dMulti-family dwellings may be permitted only as a conditional use.

Source: SEWRPC.

Table B-5
Walworth County

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Walworth County ^a	R-1 Single-Family Residence (unsewered)	40,000 square feet	- -b
	R-2 Single-Family Residence (sewered)	15,000 square feet	- -b
	R-2A Single-Family Residence (sewered)	40,000 square feet	- -b
	R-3 Two-Family Residence (sewered and unsewered)	Sewered: Two-family: 7,500 square feet per unit; Unsewered: Single-family: 40,000 square feet; Two-family: 40,000 square feet per unit	- -b
	R-4 Multiple-Family Residence (sewered and unsewered)	Sewered: Single-family: 15,000 square feet; Two-family: 6,000 square feet per unit; Multi-family: maximum density of 6 units per net acre; Unsewered: All structure types: 40,000 square feet per unit	- -b
	R-6 Planned Mobile Home Park Residence	Maximum density: 5 units per net acre	- -b
	R-7 Mobile Home Subdivision Residence (sewered and unsewered)	Sewered: 15,000 square feet; Unsewered: 40,000 square feet	- -b
	R-8 Multiple-Family Residence (sewered and unsewered)	Sewered: 10,890 square feet; maximum density 4 units per net acre; Unsewered: 40,000 square feet per unit	- -b
City of Delavan	RE-5ac Residential Estate	175,000 square feet	1,200
	RS-2 Residential Single-Family-2	20,000 square feet	1,200
	RS-3 Residential Single-Family-3	10,500 square feet	1,200
	RS-5 Residential Single-Family-5	8,000 square feet	1,200
	RM-8 Residential Mixed ^c	4,000 square feet per unit	Single-family: 1,200; Two-family: 1,000 per unit; Multi-family: 900 per unit
	RM-12 Residential Multi-Family ^c	2,400 square feet per unit	Multiplex: 900 per unit; Apartment: Efficiency: 500 per unit; One-bedroom: 700 per unit; Two-bedroom: 800 per unit
City of Elkhorn	RS-1 Single-Family Residence	8,000 square feet	- -
	RS-2 Rural Single-Family Residence	20,000 square feet	- -
	RD-1 Two-Family Residence	Single-family: 9,000 square feet; Two-family: 4,500 per unit	- -
	RM-1 Multiple-Family Residential	8 units per net acre maximum density	- -
	RM-2 Multiple-Family Residential	16 units per net acre maximum density	- -
	R-4 Multiple-Family Residential	8 units per net acre maximum density	- -
City of Lake Geneva	CR-5ac Countryside Residential	Five acres	- - ^d
	ER-1 Estate Residential-1	40,000 square feet	- - ^d
	SR-3 Single-Family Residential-3	15,000 square feet	- - ^d

Table B-5 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Lake Geneva (continued)	SR-4 Single-Family Residential-4	9,000 square feet	-- ^d
	TR-6 Two-Family Residential-6	Single-family: 9,000 square feet; Two-family: 6,000 square feet per unit	-- ^d
	MR-8 Multi-Family Residential-8 ^e	Single-family: 9,000 square feet; Two-family: 6,000 square feet per unit; Multi-family: 4,500 square feet per unit	-- ^d
City of Whitewater	R-1 One-Family Residential	10,000 square feet	--
	R-1X	12,000 square feet	--
	R-2 One and Two-Family Residence	8,000 square feet, lot area per unit (square feet): Single-family: 8,000; Two-family: 6,000;	--
	R-3 Multi-Family Residence ^c	15,000 square feet; lot area per unit (square feet): Single-family: 8,000; Two-family: 6,000; Multi-family: Efficiency: 2,000; One-bedroom: 2,500; Two-bedroom: 3,000; Three-bedroom: 3,500; Add 300 per bedroom over three	--
Village of Darien	RS-1 Single-Family Residential	16,000 square feet	-- ^d
	RS-2 Single Family Residential	11,000 square feet	-- ^d
	RS-3 Single-Family Residential	8,000 square feet	-- ^d
	RD Two-Family Residential	Single-family: 8,000 square feet; Two- family: 5,500 square feet of lot area per unit	-- ^d
	RM Multi-Family Residential	Single-family: 8,000 square feet; Two- family: 5,000 square feet of lot area per unit; Multi-family: 3,600 square feet of lot area per unit	-- ^d
Village of East Troy	RH-35 Rural Holding District	40,000 square feet	--
	SR-3 Estate Residential	15,000 square feet	--
	SR-4 Suburban Residential	10,000 square feet	--
	SR-5 Neighborhood Residential	7,200 square feet	--
	SR-6 Traditional-Front Residential	6,000 square feet	--
	SR-7 Traditional-Rear Residential	5,000 square feet	--
	TR-8 Two-Family Residential	5,000 square feet per dwelling unit	--
	AR-9 Attached Residential	4,840 square feet per dwelling unit	--
	MR-10 Multi-Family Residential	4,356 square feet per dwelling unit	--
	MRH-6 Mobile Home Residential	6,000 square feet per dwelling unit	--
Village of Fontana- on-Geneva Lake	RS-1 Single-Family Residential	30,000 square feet	--
	RS-1P Single-Family Residential	Single-family: 30,000 square feet; Two-family: 40,000 square feet	--
	RS-2 Single-Family Residential	15,000 square feet	--
	RS-2P Single-Family Residential	Single-family: 15,000 square feet; Two-family: 20,000 square feet	Single-family: 1,500; Single-family attached: 900 square feet per unit

Table B-5 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Fontana-on-Geneva Lake (continued)	RS-3 Single-Family Residential	7,000 square feet	1,250
	RS-3P Single-Family Residential	Single-family: 7,000 square feet; Two-family: 10,000 square feet	Single-family: 1,250; Single-family attached: 900 square feet per unit
	RSA-1 Single-Family Residential	Single-family: 30,000 square feet; Two-family and single-family attached: 40,000 square feet	Single-family: 1,250; Single-family attached: 900 square feet per unit; Multi-family: 600 per unit for one-bedroom, add 200 per bedroom additional to one
	RM-1 Multi-Family Residential	All structure types: 5,000 square feet per unit	Single-family: 1,000; Single-family attached: 900 square feet per unit; Multi-family: 600 per unit for one-bedroom, add 200 per bedroom additional to one
Village of Genoa City	R-1 Single-Family Residential (existing)	10,000 square feet	1,200
	R-2 General Residence (existing)	10,000 square feet; minimum lot area per unit (square feet): Single-family: 10,000; Two-family: 5,000; Multi-family: Efficiency: 2,800; One-bedroom: 2,800; Two-bedroom: 3,200; Three-bedroom: 4,400	Single-family: 1,200; Two-family: 800 per unit; Multi-family: Efficiency: 500 per unit; One-bedroom: 700 per unit; Two-bedroom: 800 per unit; Three-bedroom: 900 per unit
	SFR Single-Family Residence (proposed)	15,000 square feet	1,600
	RDU-1 Duplex Residence (proposed)	Single-family: 15,000 square feet; Two-family: 7,500 square feet per unit	Single-family: 1,600; Two-family: 800 per unit
	MFR-1 Multiple-Family Residence (proposed)	Minimum lot area per unit (square feet) Efficiency: 2,800; One-bedroom: 2,800; Two-bedroom: 3,200; Three-bedroom: 4,400	Efficiency: 500 per unit; One-bedroom: 700 per unit; Two-bedroom: 800 per unit; Three-bedroom: 900 per unit
Village of Sharon	RS-1 Single-Family Residence	16,000 square feet	--
	RS-2 Single-Family Residence	11,000 square feet	--
	RS-3 Single-Family Residence	8,000 square feet	--
	RD-1 Two-Family Residence	5,500 square feet	--
	RM-1 Multiple Family Residence	Minimum lot area per unit (square feet): One-bedroom: 2,000; Two-bedroom: 2,500; Three-bedroom or more: 3,500	--
Village of Walworth	R-1 Single Family Residence	11,900 square feet	1,450
	R-2 Two-Family Residential	Single-family: 14,000 square feet; Two-family: 7,000 square feet per unit	Single-family: 1,450 square feet; Two-family: 1,040 square feet per unit
	R-3 Multi-Family Residential	Two-family: 10,000 square feet per unit; Multi-family: 5,000 square feet per unit	Two-family: 1,040 square feet per unit; Multi-family: Efficiency: 864 per unit; One-bedroom: 864 per unit; Two- or more bedroom: 1,040 per unit
	RR-1 Single-Family Rural Residential	30,000 square feet	1,600

Table B-5 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Williams Bay	ER Estate Residential District	65,000 square feet	1,500
	SF-1 Low Density Residential District	One acre	1,500
	SF-2 Large Lot Residential District	20,000 square feet	1,200
	SF-3 Suburban Residential District	12,000 square feet	1,200
	SF-6 Village Residential District	7,200 square feet	900
	SF-CPP Cedar Point Park District ^f	- - ^f	- - ^f
	TF Two-Family Residential District	6,000 square feet; minimum lot area per unit (square feet): Single-family: 6,000; Two-family: 3,000	900
	MF-12 Small Multi-Family Residential District	6,000 square feet; minimum lot area per unit (square feet): Single-family: 6,000; Two-family: 3,000; Single-family attached: 3,000; Multi-family: maximum density of 12.0 dwelling units per acre	Single-family: 1,000 Two-family: 1,000 Multi-family: Efficiency: 500 per unit; One-bedroom: 600 per unit; Two-bedroom: 800 per unit; Three-bedroom: 1,000 per unit; Four-bedroom: 1,200 per unit
	MF-18 Multi-Family Residential District	6,000 square feet; minimum lot area per unit (square feet): Single-family: 6,000; Two-family: 3,000; Single-family attached: 3,000; Multi-family: maximum density of 18.0 dwelling units per acre	Single-family: 1,000 Two-family: 1,000 Multi-family: Efficiency: 500 per unit; One-bedroom: 600 per unit; Two-bedroom: 800 per unit; Three-bedroom: 1,000 per unit; Four-bedroom: 1,200 per unit

NOTES: This table provides a summary of residential zoning districts in Walworth County. It lists residential zoning districts which allow various types of residential development as a principal use in each community. This table does not reflect conditional uses or special zoning provisions for senior housing, manufactured housing or mobile homes, housing conversions, or planned unit developments. Agricultural, conservancy and business districts which permit residences in addition to the primary agricultural and business uses are not included on this table. See Table V-4 for information regarding PUD regulations.

This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the County and municipal zoning ordinances and maps for specific zoning information.

On this table, "- -" means that no regulation is specified in the zoning ordinance.

^aThe Walworth County zoning ordinance applies to all Towns within the County except the Town of Bloomfield, which has adopted the County ordinance on an interim basis until the Town develops its own zoning ordinance. Additional floor area requirements for the Town of LaGrange are established in the Town land division ordinance as follows: 1,000 square feet minimum, with a minimum first floor area of 800 square feet, for one- and two-story single-family dwellings; and a total floor area of 1,050 square feet with a minimum of 350 square feet per living level for tri-level single-family dwellings. The Town of Geneva has established a minimum home size of 960 square feet for all new dwellings in the Town as part of the Town Building Ordinance. Zoning districts in cities and villages within the County are assigned by the responsible municipality.

^bWith respect to minimum floor area requirements, the County zoning ordinance specifies 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.

^cMulti-family dwellings (three or more units) permitted only as a conditional use. The City of Whitewater requires a conditional use permit for multi-family buildings with five or more units.

^dThe ordinance specifies "minimum dwelling core dimensions" of 24 feet by 40 feet, equivalent to 960 square feet.

^eMulti-family buildings with four to 10 units permitted only as a conditional use.

^fDistrict applies only within the Cedar Point Park Subdivision. See community's zoning ordinance for lot size and floor area regulations.

Source: SEWRPC.

Table B-6
Washington County

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Hartford	Rs-1 Single-Family Residential District	40,000 square feet	850 minimum for one- or two-bedroom units; 1,000 minimum for three-bedroom units; 1,150 minimum for four or more bedroom units; 700 minimum on main entry level; 100 minimum per bedroom
	Rs-2 Single-Family Residential District	20,000 square feet	Same as Rs-1 District
	Rs-3 Single-Family Residential District	15,000 square feet	750 minimum for one- or two-bedroom units; 900 minimum for three-bedroom units; 1,050 minimum for four or more bedroom units; 600 minimum on main entry level; 100 minimum per bedroom
	Rs-4 Single-Family Residential District	10,000 square feet	Same as Rs-3 District
	Rs-5 Single-Family Residential District	8,000 square feet	Same as Rs-3 District
	Rs-6 Single-Family Residential District	5,000 square feet	Same as Rs-3 District
	Rd-1 Two-Family Residential District	15,000 square feet; 7,500 square feet per unit	900 minimum for one-bedroom unit; 1,000 minimum for two-bedroom unit; 1,100 minimum for three or more bedroom unit; 1,200 first floor minimum; 100 minimum per bedroom
	Rd-2 Two-Family Residential District	12,000 square feet; 6,000 square feet per unit	800 minimum for one-bedroom unit; 900 minimum for two-bedroom unit; 1,000 minimum for three or more bedroom unit; 1,200 first floor minimum; 100 minimum per bedroom
	Rm-1 Multi-Family Residential District	5,445 square feet per unit	400 minimum per dwelling unit and 1,200 minimum per structure for efficiency; 600 per dwelling unit and 1,800 per structure for one-bedroom unit; 800 per unit and 2,400 per structure for two-bedroom unit; 1,000 per unit and 3,000 per structure for three or more bedroom unit
	Rm-2 Multi-Family Residential District	3,960 square feet per unit	400 minimum per dwelling unit and 1,200 minimum per structure for efficiency; 550 per dwelling unit and 1,650 per structure for one-bedroom unit; 700 per unit and 2,100 per structure for two-bedroom unit; 850 per unit and 2,500 per structure for three or more bedroom unit
	Rm-3 Multi-Family Residential District	3,111 square feet per unit	400 minimum per dwelling unit and 1,200 minimum per structure for efficiency; 550 per dwelling unit and 1,650 per structure for one-bedroom unit; 700 per unit and 2,100 per structure for two-bedroom unit; 850 per unit and 2,550 per structure for three or more bedroom unit
City of West Bend	RS-1 Single Family Residential District	15,000 square feet	1,400 minimum for one- and two-bedroom dwellings; 1,600 for three-bedroom dwellings; 1,800 for four or more bedroom dwellings; 1,000 first floor minimum

Table B-6 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of West Bend (continued)	RS-2 Single Family Residential District	12,600 square feet	1,200 minimum for one- and two-bedroom dwellings; 1,400 for three-bedroom dwellings; 1,600 for four or more bedroom dwellings; 900 first floor minimum
	RS-3 Single Family Residential District	9,600 square feet	1,100 minimum for one- and two-bedroom dwellings; 1,200 for three-bedroom dwellings; 1,400 for four or more bedroom dwellings; 800 first floor minimum
	RS-4 Single Family Residential District	7,200 square feet	1,000 minimum for one-, two- and three-bedroom dwellings; 1,200 for four or more bedroom dwellings; 800 first floor minimum
	RD-1 Two Family Residential District	11,500 square feet	800 minimum per unit and 1,600 minimum per building for one-bedroom dwelling; 1,000 per unit and 2,000 per building for two-bedroom dwelling; 1,100 per unit and 2,200 per building for three-bedroom dwelling; 1,200 per unit and 2,400 per building for four or more bedroom dwelling; 500 first floor minimum
	RD-2 Two Family Residential District	8,000 square feet	800 minimum per unit and 1,600 minimum per building for one-and two-bedroom dwelling; 900 per unit and 1,800 per building for three-bedroom dwelling; 1,000 per unit and 2,000 per building for four or more bedroom dwelling; 500 first floor minimum
	RM-1 Multi-Family Residential District	Minimum lot area per unit: 4,545 square feet per one-bedroom unit; 5,445 square feet per two-bedroom unit; 6,145 square feet per three or more bedroom unit	650 minimum for one-bedroom dwelling; 850 for two-bedroom dwelling; 1,050 for three-bedroom dwelling
	RM-2 Multi-Family Residential District	Minimum lot area per unit: 3,630 square feet square feet per one-bedroom unit; 4,350 square feet per two-bedroom unit; 5,000 square feet per three or more bedroom unit	Same as RM-1 District
	RM-3 Multi-Family Residential District	Minimum lot area per unit: 3,150 square feet per one-bedroom unit; 3,630 square feet per two-bedroom unit; 4,350 square feet per three or more bedroom unit	Same as RM-1 District
	RM-4 Multi-Family Residential District	Minimum lot area per unit: 2,900 square feet per one- or two-bedroom unit; 3,200 square feet per three or more bedroom unit	Same as RM-1 District
	RM-5 Multi-Family Residential District	2,900 square feet per unit	550 minimum plus 200 per bedroom if more than one bedroom
Village of Germantown	Rs-1 Single-Family Residential District	Five acres	1,200 minimum for one-bedroom dwelling; 1,300 for two-bedroom; 1,500 for three-bedroom; 1,700 for four-bedroom; 1,100 ground perimeter minimum

Table B-6 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Germantown (continued)	Rs-2 Single-Family Residential District	Two acres	Same as Rs-1 District
	Rs-3 Single-Family Residential District	One acre	Same as Rs-1 District
	Rs-4 Single-Family Residential District	20,000 square feet	1,200 minimum for one-bedroom dwelling; 1,300 for two-bedroom; 1,500 for three-bedroom; 1,700 for four-bedroom; 1,000 ground perimeter minimum
	Rs-5 Single-Family Residential District	15,000 square feet	1,200 minimum for one-bedroom dwelling; 1,300 for two-bedroom; 1,400 for three-bedroom; 1,500 for four-bedroom; 1,000 ground perimeter minimum
	Rs-6 Single-Family Residential District	12,500 square feet	1,200 minimum for one- and two-bedroom dwellings; 1,300 for three-bedroom; 1,400 for four-bedroom; 1,000 ground perimeter minimum
	Rs-7 Single-Family Residential District	10,000 square feet	1,200 minimum for one-, two-, and three-bedroom dwelling; 1,400 for four-bedroom; 1,000 ground perimeter minimum
	Rd-2 One- and Two-Family Residential District	15,000 square feet	Single-family: 1,000 minimum per unit for single-story and 1,200 for multi-story; Two-family: 1,200 minimum per unit
	Rm-1 Multiple-Family Residential District	0.5 acres; 7,260 square feet per unit	400 minimum per unit for efficiency, 650 per unit for one-bedroom dwelling; 800 per unit for two-bedroom; 1,000 per unit for three or more bedroom
	Rm-2 Multiple-Family Residential District	0.5 acres; 5,445 square feet per unit	Same as Rm-1 District
	Rm-3 Multiple-Family Residential District	0.8 acres; 4,356 square feet per unit	350 minimum per unit for efficiency, 525 per unit for one-bedroom dwelling; 650 per unit for two-bedroom; 850 per unit for three or more bedroom
	EH Elderly Housing District	10 acres	Single- and two-family: 800 minimum for one-bedroom and 1,000 for two-bedroom; Multi-family: 400 minimum for efficiency; 600 for one-bedroom; 800 for two-bedroom
	MHP Mobile Home Park Residential District	5,000 square feet for single modular or mobile home; 6,000 square feet for double modular or mobile home	- -
Village of Jackson	R-1 Single Family Residential District	16,000 square feet	1,100 minimum; 750 first floor minimum
	R-2 Single Family Residential District	14,000 square feet	Same as R-1 District
	R-3 Single Family Residential District	12,000 square feet	1,000 minimum; 600 first floor minimum
	R-4 Single Family Residential District	10,000 square feet	Same as R-3 District
	R-5 Single Family Residential District	8,000 square feet	800 minimum for one-bedroom dwelling; 900 for two-bedroom; 1,000 for three-bedroom
	R-6 Two Family Residential District	12,000 square feet	700 minimum for one-bedroom dwelling; 1,000 for two-bedroom

Table B-6 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Jackson (continued)	R-8 Multiple Family Residential District ^a	Larger of 16,000 square feet or 3,000 square feet for each one-bedroom unit and 3,500 for each two-bedroom unit	Larger of 2,000 or 500 for each one-bedroom unit, 700 for each two-bedroom unit, and 900 for each three or more bedroom unit
	R-9 Mobile Home Park District	5,000 square feet for single modular or mobile home; 7,200 square feet for double modular or mobile home	- -
Village of Kewaskum	RS-1 Single-Family Residential District	10,000 square feet	1,200 minimum for one-story and 750 first floor minimum
	RS-2 Single-Family Residential District	7,200 square feet	1,000 minimum for one-story and 600 first floor minimum
	RD-1 Two-Family Residential District	12,000 square feet	1,000 minimum for one-story and 600 first floor minimum
	RM-1 Multi-Family Residential District	12,000 square feet for two-family; 12,000 square feet for multi-family buildings with 2,000 square feet per unit for multi-family, efficiency and one-bedroom; 3,000 square feet per unit for multi-family, two-bedroom; 3,500 square feet per unit for multi-family, 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
Village of Newburg	R-1 Single-Family Residential District	20,000 square feet	1,500
	R-2 Single-Family Residential District	14,000 square feet	1,350
	R-3 Single-Family Residential District	10,000 square feet	1,150
	R-4 Single-Family Residential District	8,700 square feet	1,100
	RD-1 Single- and Two-Family Residential District	Single-family: 10,000 square feet; Two-family: 13,200 square feet	Single-family: 1,150; Two-family full basement: 900; Two-family no full basement: 1,100
	RM-1 Multi-Family Residential District	12,000 square feet; minimum lot area per unit (square feet): One-bedroom: 3,600; Two-bedroom: 4,000; Three-bedroom: 4,356	One-bedroom unit: 600; Two-bedroom unit: 800; Three-bedroom unit: 1,000; Add an additional 100 per unit if no full basement
	R-6 Mobile Home Park and Mobile Home Subdivision District	Park: 5,000 square feet; Subdivision: 6,000 square feet	Park: 600; Subdivision: 720
Village of Richfield	RS-1 Country Estate District	10 acres	1,300 minimum; 1,050 first floor minimum; 100 minimum per bedroom
	RS-1R Country Estate/Remnant Parcel District	Five acres	Same as RS-1 District
	RS-1a Single-Family Residential and Rural Preservation District	65,000 square feet (gross density of three acres)	Same as RS-1 District
	RS-1b Single-Family Cluster/Open Space Residential District	1.25 acres	Same as RS-1 District
	RS-2 Single-Family Residential District	65,000 square feet	Same as RS-1 District
	RS-3 Single-Family Residential District ^b	Refer to ordinance	Not applicable
	RS-4 Single-Family Residential District	Refer to ordinance	Not applicable
	RD-1 Two-Family Cluster/Open Space Residential District	One acre minimum net area	1,100 minimum; 900 first floor minimum; 100 minimum per bedroom
	RD-2 Two-Family Residential District	One acre minimum net area	1,100 minimum; 900 first floor minimum; 100 minimum per bedroom
	WHD Walkable Hamlet District	10,890 square feet	1,300 square feet

Table B-6 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Slinger	R-1 Single-Family Residential District	40,000 square feet	1,500 minimum for one-story dwellings; 1,800 total minimum and 1,000 first floor minimum for two-story dwellings
	R-2 Single-Family Residential District	20,000 square feet	Same as R-2 District
	R-3 Single-Family Residential District	14,000 square feet	1,200 minimum for one-story dwellings; 1,800 total minimum and 1,000 first floor minimum for two-story dwellings
	R-4 Single-Family Residential District	12,000 square feet	1,100 minimum for one-story dwellings; 1,400 total minimum and 800 first floor minimum for two-story dwellings
	R-5 Single-Family Residential District	9,600 square feet	1,000 minimum for one-story dwellings; 1,200 total minimum and 700 first floor minimum for two-story dwellings
	R-6 Single-Family Residential District	7,200 square feet	950 minimum for one-story dwellings; 1,200 total minimum and 700 first floor minimum for two-story dwellings
	Rd-1 Two-Family Residential District	14,000 square feet	950 minimum per dwelling unit
	Rm-1 Multiple Family Residential District	18,000 square feet; up to four units per building ^a	600 minimum for efficiency and one-bedroom units plus 200 for each bedroom additional to one
	Rm-2 Multiple Family Residential District	18,000 square feet; up to four units per building ^a	750 minimum for efficiency and one-bedroom units plus 200 for each bedroom additional to one
	Mh-1 Mobile Home Park Residence District	7,200 square feet	- -
Town of Addison	R-1 Rural Residential District	Five 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)	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)	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)	15,000 square feet; 7,500 square feet per unit	1,000 minimum; 1,000 first floor minimum
	R-5 Multi-Family Residential District ^a	15,000 square feet; 4,000 square feet per unit	2,000 minimum; 650 minimum for efficiency or one-bedroom units; 900 minimum for two-bedroom or larger unit
Town of Barton	R-1 Rural Countryside Single-Family Residential District	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	5 acres	1,600 minimum plus 200 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

Table B-6 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Town of Barton (continued)	R-3 Estate Single-Family Residential District	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	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	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	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 ^c
	R-7 Urban Single-Family Residential District	15,000 square feet	Same as R-6 ^d
	R-8 Hamlet and Waterfront Residential Neighborhood Conservation District	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	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 ^e
	R-10 High Density Urban Residential District	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

Table B-6 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Town of Erin	R-1 Single-Family Residence District	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 Single-Family Residence District	Three acres	Same as R-1
	R-5 Single-Family Residence District	Five acres	Same as R-1
	R-10 Single-Family Residence District	10 acres	Same as R-1
	R-20 Single-Family Residence District	20 acres	Same as R-1
Town of Farmington	RD Residential District	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	Three 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
Town of Germantown	A Residence District	3 acres	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	3 acres	Same as A Residence District
Town of Hartford	RR Rural Residential District	40,000 square feet	1,000 minimum for one story dwellings; 1,200 for multi-story dwellings
	R Residential District	40,000 square feet for unsewered; 12,000 square feet for sewer	Same as RR District
Town of Jackson	R-1 Single-Family Residential District	60,000 square feet	1,200 minimum for one-story dwellings; 1,800 total minimum and 1,000 first floor minimum for two-story dwellings
	R-2 Two-Family Residential District	60,000 square feet	1,200 minimum per unit; 1,200 first floor minimum
	R-3 Multi-Family Residential District	60,000 square feet	2,000 minimum per structure; 900 minimum per dwelling unit
Town of Kewaskum	R-1 Single-Family Residential District	One acre	1,200
Town of Polk	R-1 Single-Family Residential District	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
Town of Trenton	R-1 Single-Family Residential District (Unsewered)	40,000 square feet	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
	R-2 Single-Family Residential District (Unsewered)	40,000 square feet	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
	R-3 Rural Residential District	3 acres	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
	R-4 Single-Family Residential District (Sewered)	20,000 square feet	1,100 minimum; 700 first floor minimum for multi-story dwellings

Table B-6 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Town of Trenton (continued)	R-5 Single-Family Residential District (Sewered)	12,000 square feet	1,000 minimum; 700 first floor minimum for multi-story dwellings
	R-6 Two-Family Residential District (Unsewered)	60,000 square feet	1,100 minimum per dwelling unit or 2,200 minimum per structure
	R-7 Two-Family Residential District (Sewered)	20,000 square feet	1,000 minimum per dwelling unit or 2,000 minimum per structure
	R-8 Multiple-Family Residential District	1.5 acres for 4-unit dwellings plus 0.5 acre per each additional two units ^f	1,000 minimum for three-bedroom apartments; 800 minimum for two-bedroom apartments; 600 minimum for one-bedroom apartments
	CES Country Estate District	10 acres	1,800 minimum; 1,200 first floor minimum for multi-story dwellings
	CES-5 Country Estate District (Hobby Farms – Country Homes)	5 acres	1,600 minimum; 1,200 first floor minimum for multi-story dwellings
	CES-10 Country Estate District (Hobby Farms – Country Estates)	10 acres	1,800 minimum; 1,400 first floor minimum for multi-story dwellings
Town of Wayne	R-1 Single-Family Residential District	10 acres for traditional and lot averaging; 1.5 acres for clustering with a maximum density of one home per 10 acres	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	Two acres total; 40,000 square feet per dwelling unit	1,200 minimum for one-story; 1,200 first floor minimum
	R-3 Multi-Family Residential District	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	Two acres for traditional and lot averaging; 40,000 square feet for clustering with a maximum density of one home per two acres	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
Town of West Bend	R-1N Neighborhood Residential District	One acre	1,500
	R-1R Rural Residential District	2.5 acres	1,500
	R-1S Shoreland Residential District	65,340 square feet (1.5) acres	1,200 minimum; 950 first floor minimum

NOTES: This table provides a summary of residential zoning districts in Washington County. It lists residential zoning districts which allow various types of residential development as a principal use in each community. This table does not reflect conditional uses or special zoning provisions for senior housing, manufactured housing or mobile homes, housing conversions, or planned unit developments. Agricultural, conservancy and business districts which permit residences in addition to the primary agricultural and business uses are not included on this table. See Table V-4 for information regarding PUD regulations.

This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to municipal zoning ordinances and maps for specific zoning information.

On this table, "-" means that no regulation is specified in the zoning ordinance.

^aMulti-family dwellings permitted only as a conditional use. The Village of Slinger requires a conditional use for multi-family buildings with five or more units.

^bThe RS-3 district accommodates only pre-existing uses on parcels that are less than 65,000 square feet in area.

^cThe R-6 district regulations include four separate "Open Space Subdivision" options with varying floor area and lot dimension requirements. Refer to the Town of Barton Zoning Ordinance for more information.

^dThe R-7 district regulations include three separate "Conventional Subdivision" options with varying floor area and lot dimension requirements. Refer to the Town of Barton Zoning Ordinance for more information.

^eThe R-9 district regulations include two development options with varying floor area and lot dimension requirements. The requirements shown are for the permitted use "Conventional Subdivision." Refer to the Town of Barton Zoning Ordinance for more information.

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

Source: SEWRPC.

Table B-7
Waukesha County

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Waukesha County ^a	A-2 Rural Home District	Three acres	900 first floor, 1,500 total; add 200 to total for any structure without a basement of at least 300
	A-3 Suburban Estate District	Two acres	900 first floor, 1,500 total; add 200 to total for any structure without a basement of at least 300
	RRD-5 Rural Residential Density District 5	One acre	Single-family: 900 first floor, 1,500 total; add 200 to total for any structure without a basement of at least 300; Two-family: 750 first floor, 1,400 total per unit; add 200 to total for any structure without a basement of at least 300
	R-1 Residential District	One acre	900 first floor, 1,300 total; add 200 to total for any structure without a basement of at least 300
	R-1a Residential District	One acre	900 first floor, 1,500 total; add 200 to total for any structure without a basement of at least 300
	R-2 Residential District	30,000 square feet	900 first floor, 1,200 total; add 200 to total for any structure without a basement of at least 300
	R-3 Residential District	20,000 square feet	Single-family dwellings: 850 first floor, 1,100 total; add 200 to total for any structure without a basement of at least 300 Multi-family dwellings: 900 for one-bedroom units; 1,000 for two-bedroom units; and 1,100 for three-bedroom units
City of Brookfield	R-1 Single-Family Residence District	30,000 square feet	One-, two-, and three-bedroom: 1,800; Four-bedroom or greater: 2,000
	R-2 Single-Family Residence District	25,000 square feet	One-, two-, and three-bedroom: 1,600; Four-bedroom or greater: 1,800
	R-3 Single-Family Residence District	22,500 square feet ^b	One-, two-, and three-bedroom: 1,400; Four-bedroom or greater: 1,600
	R-4 Two-Family Residence District	30,000 square feet	One-, two-, and three-bedroom: 1,400; Four-bedroom or greater: 1,600
	M-1 Multiple-Family Residence District	20,000 square feet; maximum density of 2.9 units per net acre	One-, two-, and three-bedroom: 1,400; Four-bedroom or greater: 1,600
	M-2 Multiple-Family Residence District	20,000 square feet; maximum density of 5.8 units per net acre	One-bedroom: 800; Two-bedroom: 1,000; Three-bedroom: 1,300; Four-bedroom or greater: 1,500
City of Delafield	RE-3 Three-Acre Rural Estate District	Three acres	900 for first floor, 1,500 total
	RE-2 Two-Acre Rural Estate District	Two acres	900 for first floor, 1,500 total
	RE-1 One-Acre Rural Estate District	One acre	900 for first floor, 1,200 total
	RL-1 Residential Lake District	40,000 square feet	One-story: 1,500; Two-story: 1,200 for first floor, 1,800 total
	RL-1A Residential Lake District	20,000 square feet	One-story: 1,200; Two-story: 1,000 for first floor, 1,500 total

Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Delafield (continued)	RL-2 Residential Lake District	10,000 square feet	900 for first floor, 1,100 total
	R-1 Single-Family Residence District	30,000 square feet	850 for first floor, 1,200 total
	R-1D Single-Family Residence – Downtown District	10,000 square feet	850 for first floor, 1,200 total
	R-2 Single- and Two-Family Residential District	30,000 square feet	850 for first floor, 1,200 total
	R-3 Single- and Two-Family Residential District	20,000 square feet	850 for first floor, 1,100 total per unit
	R-4 Single and Two-Family Residential District	7,900 square feet	Single-family: 850 for first floor, 1,000 total; Two-family: 850 for first floor, 900 total per unit
	R-5a PUD St. John's Single and Two- Family Residential District	- -	Single-family: 1,500 for one-story; 1,200 first floor, 1,800 total for two- story; Two-family: 1,400 per unit for one-story; 750 first floor, 1,400 total per unit for two-story
	R-6 Multiple-Family Residential District	Minimum lot area per unit (square feet) Efficiency: 2,500; One-bedroom: 3,000; Two-bedroom: 3,500; Three-bedroom: 4,000	Efficiency: 450 per unit; One-bedroom: 800 per unit; Two-bedroom: 1,000 per unit; Three-bedroom: 1,200 per unit
	R-7 Multiple-Family Elderly Housing District ^c	Minimum lot area per unit (square feet) Efficiency: 1,200; One-bedroom: 1,250; Two or more bedroom: 1,500 plus 250 per bedroom additional to two	Efficiency: 450 per unit; One-bedroom: 550 per unit; Two or more bedroom: 850 per unit plus 200 per bedroom additional to two
City of Muskego	RCE Country Estate District	120,000 square feet	1,800 first floor; 1,800 total
	RC-1 Country Residence District	80,000 square feet	1,600 first floor; 1,600 total
	RC-2 Country Residence District	60,000 square feet	1,400 first floor; 1,400 total
	RC-3 Country Residence District	40,000 square feet	1,200 first floor; 1,200 total
	RSE Suburban Estate District	40,000 square feet	1,800 first floor; 1,800 total
	RS-1 Suburban Residence District	30,000 square feet	1,600 first floor; 1,600 total
	RS-2 Suburban Residence District	20,000 square feet	1,400 first floor; 1,400 total
	RS-3 Suburban Residence District	15,000 square feet	1,200 first floor; 1,200 total
	ERS-1 Existing Suburban Residence District	22,500 square feet	1,200 first floor; 1,200 total
	ERS-2 Existing Suburban Residence District	15,000 square feet	1,200 first floor; 1,200 total
	ERS-3 Existing Suburban Residence District	11,250 square feet	1,200 first floor; 1,200 total
	RL-1 Existing Lakeshore Residence District	26,666 square feet	1,800 first floor; 1,800 total
	RL-2 Existing Lakeshore Residence District	13,333 square feet	1,400 first floor; 1,400 total
	RL-3 Existing Lakeshore Residence District	10,000 square feet	1,200 first floor; 1,200 total
	RM-1 Multiple-Family Residence District	5,000 square feet per unit	- -
	RM-2 Multiple-Family Residence District	10,000 square feet per unit	Single-family: 1,000 Multi-family: None

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Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Muskego (continued)	RM-3 Multiple-Family Residence District	10,000 square feet per unit	Single-family: 1,000 Multi-family: None
	ERM-1 Existing Multiple-Family Residence District	40,000 square feet; ^d 20,000 per unit	Single-family: 1,400 first floor; 1,400 total; Multi-family: 1,000 per unit
City of New Berlin ^e	R-1/R-2 Rural Conservation Single-Family Residential District	Five acres	Two-bedroom: 1,300 (one-story), 1,700 (multi-story); Three-bedroom: 1,500 (one-story), 1,700 (multi-story); Four-bedroom: 1,700; Add 200 per bedroom additional to four; Add 200 to total area for dwellings with basements under 600
	R-2E Conservation Estate Single-Family Residential District	Two acres	Same as R-1/R-2
	R-3 Suburban Single-Family Residential District	20,000 square feet	Two-bedroom: 1,200 (one-story), 1,600 (multi-story); Three-bedroom: 1,350 (one-story), 1,600 (multi-story); Four-bedroom: 1,450 (one-story), 1,600 (multi-story) Add 150 per bedroom additional to four; Add 200 to total area for dwellings with basements under 600
	R-4 Low-Density Single-Family Residential District	20,000 square feet	Same as R-3
	R-4.5 Medium-Density Single-Family Residential District	15,000 square feet	Same as R-3
	R-5 Medium-Density Single-Family Residential District	10,000 square feet ^f	Two-bedroom: 1,100 per unit Three-bedroom: 1,150 per unit Four-bedroom: 1,400 (one-story), 1,500 (multi-story) Add 150 per bedroom additional to four; Add 200 to total area for dwellings with basements under 600
	Rd-1 Two-Family Residential District	18,000 square feet	Two-bedroom: 1,100 (one-story), 1,500 (multi-story); Three-bedroom: 1,250 (one-story), 1,500 (multi-story); Four-bedroom: 1,400 (one-story), 1,500 (multi-story) Add 150 per bedroom additional to four; Add 200 to total area for dwellings with basements under 600
	Rm-1 Multiple-Family Residential District	20,000 square feet; 6,500 per unit	Principal building: 2,000; Efficiency: 500 per unit; One-bedroom: 650 per unit; Two-bedroom: 800 per unit; Three-bedroom: 1,000 per unit; Add 150 per bedroom additional to three; minimum floor area of 2,200 for units with basements under 600
City of Oconomowoc	CR-5ac Countryside Residential District	Five acres	1,400; 1,000 first floor for two-story and bi-level
	ER-1 Estate Residential District	40,000 square feet	1,400; 1,000 first floor for two-story and bi-level
	SR-3 Suburban Residential District	12,000 square feet	1,300; 900 first floor for two-story and bi-level

Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Oconomowoc (continued)	SR-4 Suburban Residential District	9,600 square feet	1,200; 900 first floor for two-story and bi-level
	MR-6 Mixed Residential District	8,000 square feet	Single-family: 900 for first floor, 1,200 total; Two-family: 1,000 per unit; 1000 for first floor of building
	UR-10 Urban Residential District	Single-family: 8,000 square feet; Duplex: 10,000; Twin house: 5,000 per unit; Townhouse: 4,000 per unit; Multiplex and apartment: varies	Single-family: 900 for first floor, 1,200 total; Two-family: 1,000 for first floor of building; 1,000 per unit; Multi-family: 1,000 for first floor of building; 350 per unit (efficiency), 500 per unit (one-bedroom), 750 per unit (two-bedroom), 1,000 per unit (three-bedroom or larger)
	IRM Multi-Family Isthmus Residential District	Single-family: 8,000 square feet; Duplex: 10,000; Twin house, townhouse, and apartment: 4,360 per unit	Same as UR-10
	IRS Single-Family Isthmus Residential District	Single-family: 8,000 square feet	1,200; 900 first floor for two-story and bi-level
City of Pewaukee	Rs-1 Single-Family Residential District	Five acres	One-bedroom: 1,200 first floor, 1,200 total; Two-bedroom: 1,200 first floor, 1,300 total; Three-bedroom: 1,200 first floor, 1,500 total; Four or more bedroom: 1,200 first floor, 1,700 total
	Rs-2 Single-Family Residential District	Two acres	Same as Rs-1
	Rs-3 Single-Family Residential District	One acre	Same as Rs-1
	Rs-4 Single-Family Residential District	20,000 square feet	Same as Rs-1
	Rs-5 Single-Family Residential District	15,000 square feet	Same as Rs-1
	Rs-6 Single-Family Residential District	12,500 square feet	One-bedroom: 900 first floor, 1,100 total; Two-bedroom: 900 first floor, 1,200 total; Three-bedroom: 900 first floor, 1,300 total; Four or more bedroom: 900 first floor, 1,400 total
	Rs-7 Single-Family Residential District	12,500 square feet	Same as Rs-6
	Rd-1 Two-Family Residential District	22,000 square feet, 11,000 per unit	One-bedroom or less: 900 first floor, 900 total; Two-bedroom: 900 first floor, 1,100 total; Three or more bedroom: 900 first floor, 1,200 total
	Rd-2 Two-Family Residential District	18,000 square feet; 9,000 per unit	Same as Rd-1
	Rm-1 Multiple-Family Residential District	21,780 square feet; 7,260 per unit	Efficiency: 1,200 per structure, 400 per unit; One-bedroom: 1,950 per structure, 650 per unit; Two-bedroom: 2,400 per structure, 800 per unit; Three or more bedroom: 3,000 per structure, 1,000 per unit

Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Pewaukee (continued)	Rm-2 Multiple-Family Residential District	14,520 square feet; 4,840 per unit	Same as Rm-1
	Rm-3 Multiple-Family Residential District	10,890 square feet; 3,630 per unit	Efficiency: 1,050 per structure, 350 per unit; One-bedroom: 1,575 per structure, 525 per unit; Two-bedroom: 1,950 per structure, 650 per unit; Three - bedroom: 2,250 per structure, 750 per unit; Four or more bedroom: 2,550 per structure, 850 per unit
City of Waukesha	RS-1 Single-Family Residential District	20,000 square feet	1,600; 1,000 first floor for two-story and bi-level; 400 per level for tri-level
	RS-2 Single-Family Residential District	12,000 square feet	1,300; 900 first floor for two-story and bi-level; 450 per level for tri-level
	RS-3 Single-Family Residential District	Single-family: 8,000 square feet; Two-family: 9,000 square feet	Single-family: 1,000; 800 first floor for two-story and bi-level; 350 per level for tri-level; Two-family: 900 per unit
	RS-4 Mobile Home Park/Subdivision Residential District	Subdivision: 7,200 square feet; Park: 5,000 per unit (single module), 6,000 per unit (double module)	720
	RD-1 Two-Family Residential District	15,000 square feet	1,100 per unit
	RD-2 Two-Family Residential District	Single-family: 8,000 square feet; Two-family: 9,000	Single-family: 1,000, 800 for first floor; Two-family: 900 per unit
	RM-1 Multi-Family Residential District	Single-family: 8,000 square feet; Two-family: 4,500 per unit; Multi-family: 2,500 per unit (efficiency), 3,000 per unit (one-bedroom), 3,500 per unit (two-bedroom), 4,000 per unit (three or more bedroom)	Single-family: 1,000; Two-family: 900 per unit; Multi-family: 300 per unit (efficiency), 500 per unit (one-bedroom), 700 per unit (two-bedroom), add 150 per additional bedroom (three-bedroom or larger)
	RM-2 Multi-Family Residential District	Same as RM-1	Same as RM-1
	RM-3 Multi-Family Residential District	Single-family: 8,000 square feet; Two-family: 4,500 per unit; Multi-family: 2,000 per unit (efficiency) 2,500 per unit (one-bedroom), 3,000 per unit (two-bedroom), 3,500 per unit (three or more bedroom)	Single-family: 1,000; Two-family: 900 per unit; Multi-family: 300 per unit (efficiency), 450 per unit (one-bedroom), 600 per unit (two-bedroom or larger), add 100 per additional bedroom (three-bedroom or larger)
Village of Big Bend	RCE Residential County Estate District	Three acres	1,800 first floor
	R-1 Residential District	Two acres	1,600 first floor, 1,800 total
	R-2 Residential District	One acre	1,200 first floor, 1,600 total
	R-3 Residential District	20,000 square feet	1,200 first floor, 1,600 total
	RM Multiple-Family Residence District	One acre; maximum density of one unit per 15,000 square feet	400 per unit (efficiency); 600 per unit (one bedroom); 800 per unit (two bedroom) 1,000 per unit (three bedroom)
Village of Butler	R-1 Single-Family Residential District	10,000 square feet	1,200
	R-2 Two-Family Residential District	Single-family: 4,800 square feet; Two-family: 7,200	800 first floor, 1,000 total per unit
	R-3 Multiple-Family Residential District	15,000 square feet; 3,000 per unit	800 per structure, 500 per unit

Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Chenequa	Residence District	Lot not abutting Lake: Five acres; Lot abutting Lake: 4.5 acres (150-159 feet of lake frontage); 4.0 acres (160-169 feet of lake frontage); 3.5 acres (170-179 feet of lake frontage); 3.0 acres (180-189 feet of lake frontage); 2.5 acres (190-199 feet of lake frontage); 2.0 acres (200 or more feet of lake frontage)	One-story: 2,000; Multi-story: 1,500 first floor, 2,500 total
Village of Dousman	RR Rural Residence District	20,000 square feet	One-story: 1,200 first floor, add 100 for dwellings without a full basement; 1.5 or Two-story: 900 first floor, 1,250 total; add 100 to total area for dwellings without a basement
	SR-1 Single-Family Residence District	12,000 square feet	One-story: 1,500 first floor, add 100 for dwellings without a full basement; 1.5 or Two-story: 900 first floor, 1,500 total; add 100 to total area for dwellings without a basement
	SR-2 Single-Family Residence District	15,000 square feet	One-story: 1,650 first floor, add 100 for dwellings without a full basement; 1.5 or Two-story: 1,000 first floor, 1,650 total; add 100 to total area for dwellings without a basement
	SR-3 Single-Family Residence District	30,000 square feet	One-story: 1,800 first floor, add 100 for dwellings without a full basement; 1.5 or Two-story: 1,100 first floor, 1,800 total; add 100 to total area for dwellings without a basement
	General Residence District	Single-family: 15,000 square feet; Two-family: 20,000 square feet; Multi-family: 20,000 ^g	Single-family: 1,000 first floor, 1,500 total; add 100 to total area for dwellings without a full basement; Two-family: 1,500 per unit; add 100 to total area for dwellings without a full basement Multi-family: 1,000 for efficiency units; 1,200 for one-bedroom units; 1,500 for two-bedroom units; 1,800 for three-bedroom units; and 2,100 for units with four or more bedrooms
Village of Eagle	RS-1 Single-Family Residential District	20,000 square feet	950 first floor, 1,750 total
	RS-2 Single-Family Residential District	20,000 square feet	700 first floor, 1,400 total
	RS-3 Single-Family Residential District	20,000 square feet	600 first floor, 1,200 total
	RD-1 Two-Family Residential District	24,000 square feet; 12,000 per unit	900 first floor, 1,800 total
	RM-1 Multiple-Family Residential District	36,000 square feet; minimum lot area of 5,000 square feet per one-bedroom unit, 7,000 square feet per two-bedroom unit; 9,000 square feet per three-bedroom unit	1,000 first floor per structure; Efficiency: 400 per unit; One-bedroom: 600 per unit; Two-bedroom: 850 per unit; Three-bedroom: 1,100 per unit
Village of Elm Grove	Rs-1 Single-Family Residential District	25,000 square feet	One-story: 1,600; Split-level: 1,600 on upper two levels; 1.5-story: 1,400 first floor, 1,950 total; Two-story: 2,100
	Rs-2 Single-Family Residential District	20,000 square feet	Same as Rs-1

Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Elm Grove (continued)	Rs-3 Single-Family Residential District	20,000 square feet	One-story: 1,400; Split-level: 1,400 on upper two levels; 1.5-story: 1,225 first floor, 1,695 total; Two-story: 1,900
	Rs-4 Single-Family Residential District	15,000 square feet	One-story: 1,100; Split-level: 1,100 on upper two levels; 1.5-story: 975 first floor, 1,325 total; Two-story: 1,500
	Rm-1 Multiple-Family Residential District	20,000 square feet; 7,500 per unit	Two-family: 2,200; Multiple-family: 3,500 per structure, 1,000 per unit
Village of Hartland	RSE-1 Single-Family Residential Estate District	One acre	One-story: 1,800; Split-level: 2,000; Two-story: 2,200
	RS-1 Single-Family Residential District	22,000 square feet	One-story: 1,600; Split-level: 1,800; Two-story: 2,000
	RS-2 Single-Family Residential District	15,000 square feet	Same as RS-1
	RS-3 Single-Family Residential District	12,000 square feet	Same as RS-1
	RS-4 Single-Family Residential District	10,000 square feet	1,200
	RS-5 Single-Family Residential District	8,000 square feet	1,200
	RD-1 Two-Family Residential District	15,000 square feet	1,000 per unit
	RD-2 Two-Family Residential District	10,000 square feet	1,000 per unit
	RM-1 Multiple-Family Residential District	Minimum lot area per unit (square feet): Efficiency: 4,000 ; One-bedroom: 5,000; Two-bedroom or larger: 6,000	2,300 per structure; Efficiency: 600 per unit; One-bedroom: 750 per unit; Two-bedroom or larger: 1,000 per unit
	RM-2 Multiple-Family Residential District	Minimum lot area per unit (square feet): Efficiency and one-bedroom: 2,500 square feet; Two-bedroom or larger: 3,000 square feet	2,000 per structure; Efficiency: 500 per unit; One-bedroom: 650 per unit; Two-bedroom: 900 per unit; Three-bedroom: 1,000 per unit
	RM-3 Condominium Multiple-Family Residential District	Minimum lot area per unit (square feet): Efficiency and one-bedroom: 2,500 square feet; Two-bedroom or larger: 3,000 square feet	Same as RM-2
Village of Lac La Belle	R-I Residence District I	20,000 square feet	1,000 first floor, 1,200 total
	R-I-A Residence District I-A	30,000 square feet	Same as R-I
	R-II Residence District II	20,000 square feet	Same as R-I
	R-III Residence District III	20,000 square feet	Same as R-I
	R-IV Residence District IV	20,000 square feet	Same as R-1
	R-V Residence District V	20,000 square feet	Same as R-1
	R-VI Residence District VI	30,000 square feet	Same as R-1
	R-VII Residence District VII	Five acres	Same as R-1
	R-VIII Residence District VIII	30,000 square feet	Same as R-1

Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Lannon	ROP Single-Family Residence Original Plat District	10,000 square feet	900 first floor, 1,200 total
	R-1 Single-Family Residence District	30,000 square feet	900 first floor, 1,500 total
	R-2 Single-Family Residence District	20,000 square feet	900 first floor, 1,400 total
	R-3 Single-Family Residence District	15,000 square feet	900 first floor, 1,400 total
	R-4 Mobile Home/Manufactured Housing District	10,890 square feet	1,000 per unit
	RD Two-Family Residence District	17,500 square feet; 8,750 for each zero lot line duplex parcel	900 first floor, 1,100 total per unit
	RM Multiple-Family Residence District	40,000 square feet; maximum density of 9.0 units per acre	One and two-bedroom: 800 per unit; Three-bedroom: 920 per unit
Village of Menomonee Falls	R-1 Single-Family Residential District	One acre	1,200 first floor, 1,800 total
	R-2 Single-Family Residential District	30,000 square feet	1,200 first floor, 1,600 total
	R-3 Single-Family Residential District	20,000 square feet	1,100 first floor, 1,400 total
	R-3.5 Single-Family Residential District	15,000 square feet	1,100 first floor, 1,400 total
	R-4 Single-Family Residential District	15,000 square feet	1,000 first floor, 1,200 total
	R-5 Single-Family Residential District	9,000 square feet	900 first floor, 1,100 total
	R-6 Single-Family and Two-Family Residential District	Single-Family: 7,200 square feet; Two-family: 9,600 square feet	Single-Family: 750 first floor, 900 total; Two-Family: 900 per unit total; 550 first floor is side by side, 900 on first and on second floor, if upper and lower flats
	RM-1 Multi-Family Residential District	18,000 square feet, minimum lot area per unit (square feet): Efficiency: 2,700; One-bedroom: 2,950; One and one-half bedroom: 3,500; Two-bedroom: 4,200 per unit; Two and one-half bedroom: 4,800 per unit; Three bedroom: 5,400 per unit; Two-bedroom attached or semidetached single-family unit: 4,300; Three-bedroom attached or semidetached single-family unit: 5,500	Efficiency apartment: 400 per unit; One-bedroom apartment: 500 per unit; One and one-half bedroom apartment: 750 per unit; Two-bedroom apartment: 900 per unit; Two and one-half bedroom apartment: 1,000 per unit; Three bedroom apartment: 1,100 per unit; Two-bedroom attached or semidetached single-family unit: 1,000; Three-bedroom attached or semidetached single-family unit: 1,200
	RM-2 Multi-Family Residential District	12,000 square feet minimum lot area per unit (square feet): Efficiency: 2,375; One-bedroom: 2,625; One and one-half bedroom: 3,075; Two-bedroom: 3,550; Two and one-half bedroom: 4,125; Three bedroom: 4,700; Two-bedroom attached or semidetached single-family unit: 3,700; Three-bedroom attached or semidetached single-family unit: 4,900	Same as RM-1
Village of Merton	R-1 Residential District	40,000 square feet	1,200 first floor, 2,000 total
	R-2 Residential District	30,000 square feet	1,000 first floor, 1,300 total

Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Merton (continued)	R-3 Residential District	20,000 square feet	1,000 first floor, 1,300 total
	R-4 Multi-Family Residential District	15,000 square feet	1,000 first floor, 2,000 total per structure; 800 per unit, add 250 per bedroom additional to one
Village of Mukwonago	R-1 Single-Family Community Residential District	15,000 square feet	1,800; 1,200 first floor for two-story and bi-level; 600 per floor for tri-level
	R-2 Single-Family Village Residential District	8,712 square feet (existing lots as of effective date of ordinance); 12,000 square feet (lots created subsequent to effective date of ordinance)	1,200; 800 first floor for two-story and bi-level; 400 per floor for tri-level
	R-3 Single-Family/Transitional Residential District	Single-family: 15,000 square feet; Two-family: 18,000 square feet; Multi-family: 35,000 square feet, maximum density of 4.6 units per net acre	Single-family: 1,200; 800 first floor for two-story and bi-level; 400 per floor for tri-level; Two-family: 1,000 square feet per unit; Multi-family: 750 per unit (one-bedroom); 950 per unit (two-bedroom); add 150 per bedroom additional to two
	R-5 Planned Mobile Home District	12,000 square feet	1,200
	R-7 Single-Family Intermediate Residential District	25,000 square feet	2,000; 1,200 first floor for two-story and bi-level; 750 per floor for tri-level
	R-8 Single-Family Estate Residential District	37,500 square feet	2,500; 1,300 first floor for two-story and bi-level; 900 per floor for tri-level
	R-9 Single-Family Rural Residential District	8,712 square feet (existing lots as of effective date of ordinance); 37,000 square feet (lots created subsequent to effective date of ordinance)	1,200; 800 first floor for two-story and bi-level; 400 per floor for tri-level
	R-10 Multiple-Family District	One acre maximum density of 8.0 units per net acre	One-bedroom: 750; Two-bedroom: 950; Add 150 per bedroom additional to two
Village of Nashotah	RE-1 Rural Estate District	Two acres	900 first floor, 1,400 total; 475 per floor for tri-level with a minimum 700 for middle level
	R-1 Single-Family Residential District	One acre	800 first floor, 1,400 total; 475 per floor for tri-level
	R-2 Single-Family Residential District	21,780 square feet	700 first floor, 1,200 total; 450 per floor for tri-level
	R-3 Two-Family District ^h	- -	- -
	R-4 Multiple-Family Housing for Older Persons ^c	12,000 square feet; 6,000 per unit	600 per unit; 1,150 first floor per structure
Village of North Prairie	R-1 Single-Family Residential District	40,000 square feet	One-bedroom: 900 first floor, 1,100 total; Two-bedroom: 900 first floor, 1,200 total; Three-bedroom: 900 first floor, 1,300 total; Four or more bedroom: 900 first floor, 1,400 total

Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of North Prairie (continued)	R-2 Central Residential District	7,200 square feet	One-bedroom: 850 first floor, 900 total; Two-bedroom: 850 first floor, 1,000 total; Three-bedroom: 850 first floor, 1,100 total; Four or more bedroom: 850 first floor, 1,200 total
	R-3 Multi-Family Residential District	Varies	Same as R-2
Village of Oconomowoc Lake	R-1 General Agriculture/Rural Residential District	Five acres	3,000
	R-2 Suburban Residential District	Two acres	2,250
	R-3 Low Density Residential District	One acre	1,500
	R-4 Low Density Residential District	30,000 square feet	1,000 first floor, 1,500 total
Village of Pewaukee	R-1 Single-Family Detached Residential District	One acre	1,800
	R-2 Single-Family Detached Residential District	21,780 square feet	1,800
	R-3 Single-Family Detached Residential District	15,000 square feet	1,600
	R-4 Single-Family Detached Residential District	12,000 square feet	1,000 first floor, 1,400 total
	R-5 Single-Family Detached Residential District	10,500 square feet	1,000 first floor, 1,200 total
	R-6 Residential Plex District	One acre, maximum density of 8.0 units per acre	One-bedroom: 750 per unit; Two-bedroom: 950 per unit; Three-bedroom: 1,200 per unit
	RM Multiple-Family Residential District	One acre, maximum density of 12.0 units per acre	Same as R-6
	MH Mobile Home Residential District	Lot size subject to Plan Commission approval, maximum density of 8.0 units per acre	Same as R-6
Village of Summit	R-1 Estate Residential District	Two acres	1,200 first floor, 1,800 total
	R-2 Country Residential District	65,340 square feet (1.5 acres)	1,200 first floor, 1,600 total
	R-3 Town Residential District	35,000 square feet	1,200 first floor, 1,400 total
	R-4 Cottage Residential District	20,000 square feet	1,000 first floor, 1,400 total
	MF-1 Duplex Residential District	35,000 square feet	1,200 first floor, 1,400 total
	MF-2 Multi-Family Residential District	Two acres; maximum density of 6.0 dwelling units per acre	Efficiency: 400 per unit; One-bedroom: 650 per unit; Two-bedroom : 800 per unit; Three-bedroom: 1,000 per unit
Village of Sussex	CR-1 Conservancy Residential District	40,000 square feet	2,300 total for one-story; 2,600 total for bi-level or two-story, 1,600 minimum first floor
	CR-2 Conservancy Residential District	20,000 square feet	2,300 total for one-story; 2,600 total for bi-level, two-story, or tri-level, 1,600 minimum first floor
	TS-1 Traditional Suburban Single-Family Residential District	30,000 square feet	2,600 total for one-story, bi-level, or two-story; 1,500 first floor for bi-level or two-story; 2,500 total for tri-level
	Rs-1 Single-Family Residential District	25,000 square feet	1,800 total; 1,200 first floor for bi-level or two-story
	Rs-2 Single-Family Residential District	20,000 square feet	1,600 total; 1,200 first floor for bi-level or two-story

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Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Sussex (continued)	Rs-3 Single-Family Residential District	15,000 square feet	1,400 total; 1,000 first floor for bi-level or two-story
	Rs-4 Single-Family Residential District	7,200 square feet	1,200 total; 800 first floor for bi-level or two-story
	Rd-1 Two-Family Residential District	15,000 square feet; 7,500 per unit	1,200 per unit; 600 first floor for bi-level or two-story single-family unit, 1,200 first floor for two-family building
	Rd-2 Two-Family Residential District	10,000 square feet; 5,000 per unit	1,000 per unit; 500 first floor for bi-level or two-story single-family unit, 1,000 first floor for two-family building
	SF-RD-3 Single-Family Attached Residential District	20,000 square feet; 5,000 per unit	One-bedroom: 1,000 per unit; Two-bedroom: 1,200 per unit; Three-bedroom: 1,400 per unit
	Rm-1 Multi-Family Residential District	12,000 square feet; minimum lot area per unit (square feet) with underground parking or attached garages: 2,500 for efficiency, 3,000 for one-bedroom, 3,500 for three-bedroom or larger; with surface parking or detached garages: 4,000 for efficiency or one-bedroom, 5,000 for two-bedroom or larger	Efficiency: 350 per unit; One-bedroom: 500 per unit; Two-bedroom or larger: 750 per unit; 1,000 first floor per building
Village of Wales	R-1 Single-Family Residential District	One acre	900 first floor, 1,300 total
	R-2 Single-Family Residential District	30,000 square feet	900 first floor, 1,200 total
	R-3 Two-Family Residential District	30,000 square feet	Single-family: 850 first floor, 1,000 total; Two-family: 1,400 first floor per building; 700 total per unit
	R-4 Multi-Family Residential District	- ^j	2,000 first floor per building; Efficiency: 600 per unit; One-bedroom: 800 per unit; Two-bedroom: 1,000 per unit; Three-bedroom: 1,200 per unit
Town of Brookfield	Rs-1 Single-Family Residential District	40,000 square feet	1,300; 1,000 first floor for two-story and bi-level; 450 per floor for tri-level
	Rs-2 Single-Family Residential District	30,000 square feet	1,200; 1,000 first floor for two-story and bi-level; 400 per floor for tri-level
	Rs-3 Single-Family Residential District	20,000 square feet	1,100; 1,000 first floor for two-story and bi-level; 400 per floor for tri-level
	Rs-4 Single-Family Residential District	15,000 square feet	1,100; 1,000 first floor for two-story and bi-level; 400 per floor for tri-level
	Rd-1 Two-Family Residential District	20,000 square feet; 10,000 per unit	1,000 first floor per structure; 1,000 total per unit
	Rm-1 Multi-Family Residential District	20,000 square feet; 10,000 per unit	One-bedroom: 750 per unit; Two-bedroom: 950 per unit; Three-bedroom or larger: 1,100 per unit
	Rm-2 Multi-Family Residential District	20,000 square feet; 6,000 per unit	One-bedroom: 750 per unit; Two-bedroom or larger : 950 per unit
Town of Delafield ^j	R-1 Residential District	1.5 acres	1,500; add 200 for any structure without a basement of at least 300
	R-1(A) Residential District	One acre	1,650; add 200 for any structure without a basement of at least 300
	R-2 Residential District	30,000 square feet	1,350; add 200 for any structure without a basement of at least 300
	R-3 Residential District	20,000 square feet	1,200; add 200 for any structure without a basement of at least 300

Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Town of Delafield (continued)	R-L Residential District	20,000 square feet	1,500; add 200 for any structure without a basement of at least 300
	A-2 Rural Home District	Three acres	1,650; add 200 for any structure without a basement of at least 300
	A-3 Suburban Home District	Two acres	1,500; add 200 for any structure without a basement of at least 300
Town of Eagle	A-3 Agricultural/Residential District	Three acres	900 first floor, 1,500 total
	R-1 Residential District	One acre	900 first floor, 1,500 total
	R-L Residential Lake District	20,000 square feet	850 first floor, 1,100 total
Town of Lisbon	RD-5 Rural Density 5-Acre District	Five acres	1,000 first floor, 1,500 total
	A-10 Agricultural District	Ten acres	1,000 first floor, 1,800 total
	A-5 Mini-Farm District	Five acres	1,000 first floor, 1,800 total
	A-3 Agricultural/Residential Estate District	Three acres	1,000 first floor, 1,600 total
	R-1 Suburban Single-Family Residential District	One acre	1,000 first floor, 1,500 total
	R-2 Single-Family Residential District	Sewered: 30,000 square feet; Unsewered: One acre	1,000 first floor, 1,400 total
	R-3 Two-Family Residential District	Sewered: 30,000 square feet; Unsewered: One acre	Single-family: 1,000 first floor, 1,400 total; Two-family: 900 total per unit
	RM Multi-Family Residential District	One acre; maximum density of 4.0 dwelling units per acre	Single-family: 1,000 first floor, 1,200 total; Two-family: 900 first floor, 1,800 total per unit; Multi-family: 900 total per unit
Town of Merton	A-2 Rural Home District	Three acres	900 first floor, 1,500 total
	A-3 Suburban Estate District	Two acres	900 first floor, 1,500 total
	R-1 Residential District	One acre	900 first floor, 1,300 total
	R-2 Residential District	30,000 square feet	900 first floor, 1,200 total
	R-3 Residential District	20,000 square feet	900 first floor, 1,100 total
Town of Mukwonago	R-H Rural Home District	Five acres	One-bedroom: 1,100 first floor, 1,400 total; Two-bedroom: 1,100 first floor, 1,400 total; Three-bedroom: 1,100 first floor, 1,600 total; Four or more bedroom: 1,100 first floor, 1,800 total; Add 200 to total area for structures without a basement of at least 300 square feet
	S-E Suburban Estate District	Three acres	Same as R-H
	R-1 Residential District	One acre	Same as R-H
	R-2 Residential District	30,000 square feet	One-bedroom: 900 first floor, 1,000 total; Two-bedroom: 900 first floor, 1,100 total; Three-bedroom: 900 first floor, 1,200 total; Four or more bedroom: 900 first floor, 1,400 total;
	R-3 Residential District	- - ^k	- - ^k

Table B-7 (continued)

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Town of Waukesha	R-E Single-Family Residence; Estate District	Three acres	1,200 first floor, 2,500 total; add 300 to total for any structure without a basement of at least 300
	R-SE Suburban Estate District	Two acres	1,100 first floor, 2,300 total; add 300 to total for any structure without a basement of at least 300
	R-1 Single-Family Residence District	One acre	1,000 first floor, 1,800 total; add 300 to total for any structure without a basement of at least 300
	R-2 Single-Family Residence District	30,000 square feet	900 first floor, 1,500 total; add 300 to total for any structure without a basement of at least 300
	R-3 Single-Family Residence District	20,000 square feet	900 first floor, 1,400 total; add 300 to total for any structure without a basement of at least 300

NOTES: This table provides a summary of residential zoning districts in Waukesha County. It lists residential zoning districts which allow various types of residential development as a principal use in each community. This table does not reflect conditional uses or special zoning provisions for senior housing, manufactured housing or mobile homes, housing conversions, or planned unit developments. Agricultural, conservancy and business districts which permit residences in addition to the primary agricultural and business uses are not included on this table. See Table V-4 for information regarding PUD regulations.

This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to municipal zoning ordinances and maps for specific zoning information.

On this table, "-" means that no regulation is specified in the zoning ordinance.

^aThe Towns of Genesee, Oconomowoc, Ottawa, and Vernon are regulated under the Waukesha County zoning ordinance. Multi-family units may be permitted as conditional uses in the R-3 district. The minimum lot size is dependent on the allowable density and number of units. The minimum lot area is 8,000 square feet per unit if public water and sanitary sewer services are provided, 10,000 square feet per unit if sanitary sewer service (but no public water) is provided; and 15,000 square feet per unit if no public water or sanitary sewer services are provided.

^bMinimum 20,000 square feet lot area for lots created prior to August 15, 1989, or for lots not created by subdivision.

^cMulti-family housing permitted for older persons only, as defined in the community's zoning ordinance.

^dPlan Commission may grant up to a 15 percent variance where existing buildings are on the lot.

^eRefer to the City of New Berlin zoning ordinance for information regarding minimum first floor area.

^fApplies only to existing platted areas in the City of New Berlin.

^gMulti-family dwellings may be permitted in the Village of Dousman as a conditional use in the General Residence zoning district.

^hThe R-3 district in the Village of Nashotah is not mapped, and no district regulations are included in the Village zoning ordinance.

ⁱLot sizes for multi-family development in the Village of Wales are determined on a case-by-case basis under planned unit development procedures. The maximum density allowed under the zoning ordinance is 8.0 dwelling units per acre.

^jRefer to the Town of Delafield zoning ordinance for information regarding minimum first floor area.

^kApplies only to existing lots within 500 feet of Spring Lake and Upper and Lower Phantom Lake.

Source: SEWRPC.