

## Attachment 5

Table IV-28

**SUMMARY OF MINIMUM LOT AND HOME SIZE REQUIREMENTS IN  
COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION**

Analysis Area/Community	Single Family Zoning Districts <sup>a</sup>		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet)	Maximum Density (units per acre)	Minimum Unit Size (square feet)
1				
Village of Belgium	12,000	1,100	14.5	550
Village of Fredonia	8,000	1,080	8.0	800
Town of Belgium	65,340	1,200	N/A	N/A
Town of Fredonia	7,500	1,000	N/A	N/A
2				
City of Port Washington	8,400	1,000	6.22	350
Village of Saukville	10,000	1,200	12.0	500
Town of Port Washington	43,560	2,000	N/A	N/A
Town of Saukville	12,000	1,500	N/A	N/A
3				
City of Cedarburg	8,400	1,100	16.1	500
Village of Grafton	7,000	1,250	8.0	1,150
Town of Cedarburg	40,000	1,200	N/A	N/A
Town of Grafton	21,780	1,500	N/A	N/A
4				
City of Mequon	21,780	1,400	7.26	1,000
Village of Thiensville	6,800	1,000	14.0	525
<b>Ozaukee County</b>	N/A	N/A	N/A	N/A
5				
Village of Kewaskum	7,200	1,000	21.7	450
Town of Farmington	40,000	1,200	N/A	N/A
Town of Kewaskum	43,560	1,200	N/A	N/A
6				
City of West Bend	7,200	1,000	15.0	550
Village of Newburg	8,700	1,150	12.1	600
Town of Barton	15,000	1,000	15.0	900
Town of Trenton	12,000	1,100	2.66	600
Town of West Bend	43,560	1,200	N/A	N/A
7				
Town of Addison	12,000	1,200	10.89	650
Town of Wayne	130,680	1,200	2.178	900
8				
Village of Jackson	8,000	800	14.5	500
Town of Jackson	60,000	1,200	2.18	900
9				
City of Hartford	5,000	750	14.0	400
Village of Slinger	7,200	950	9.68	600
Town of Hartford	12,000	1,000	N/A	N/A
Town of Polk	60,000	1,200	N/A	N/A
10				
Village of Germantown	10,000	1,000	10.0	350
Town of Germantown	130,680	1,400	N/A	N/A
11				
Village of Richfield	10,890	1,300	2.0	1,100
Town of Erin	65,340	1,200	N/A	N/A
<b>Washington County</b>	N/A	N/A	N/A	N/A
12				
City of Glendale	7,200	1,000	12.1	--
Village of Bayside	22,000	1,500	N/A	N/A
Village of Brown Deer	10,000	1,100	8.7	300
Village of Fox Point	10,500	--	4.14	--
Village of River Hills	43,560	--	N/A	N/A

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COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION  
(continued)**

Analysis Area/Community	Single Family Zoning Districts <sup>a</sup>		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet)	Maximum Density (units per acre)	Minimum Unit Size (square feet)
12 (continued)				
Village of Shorewood	4,500	1,200	72.6	450
Village of Whitefish Bay	4,800	--	51.2	650
13				
City of Milwaukee	3,600	--	24.2	--
14				
City of Milwaukee	3,600	--	24.2	--
15				
City of Milwaukee	3,600	--	24.2	--
16				
City of Milwaukee	3,600	--	24.2	--
17				
City of Greenfield	7,200	1,200	16.0	800
City of Wauwatosa	6,000	1,100	27.2	650
City of West Allis	4,800	N/A	108.9	--
Village of Greendale	8,400	1,400	17.4	1,100
Village of Hales Corners	20,000	--	17.4	--
Village of West Milwaukee	4,800	1,000	29.0	300
18				
City of Cudahy	7,200	1,100	40	300
City of St. Francis	5,400	1,200	43.56	1,200
City of South Milwaukee	7,200	1,000	72.6	400
19				
City of Franklin	7,200	1,150	8.0	750
City of Oak Creek	10,000	850	18.2	350
<b>Milwaukee County</b>	N/A	N/A	N/A	N/A
20				
Village of Butler	4,800	1,000	14.5	500
Village of Lannon	10,000	1,200		800
Village of Menomonee Falls	7,200	900	18.3	400
21				
City of Brookfield	22,500	1,400	5.8	800
Village of Elm Grove	15,000	1,100	5.8	1,000
Town of Brookfield	15,000	1,100	7.26	750
22				
City of New Berlin	10,000	1,100	6.7	500
23				
City of Muskego	10,000	1,200	4.3	1,000
24				
Village of Sussex	7,200	1,200	17.4	350
Town of Lisbon	30,000	1,400	4.0	900
25				
City of Oconomowoc	8,000	1,200	10.8	350
City of Delafield	7,900	1,000	36.3	450
Village of Chenequa	87,120	2,000	N/A	N/A
Village of Hartland	8,000	1,200	17.4	500
Village of Lac La Belle	20,000	1,200	N/A	N/A
Village of Merton	20,000	1,300	5.8	800
Village of Nashotah	21,780	1,400	7.26	600
Village of Oconomowoc Lake	30,000	1,500	N/A	N/A
Town of Delafield	20,000	1,200	N/A	N/A
Town of Merton	20,000	1,100	4.35	1,100
Town of Oconomowoc	20,000	1,200	--	1,200
Town of Summit	32,670	1,200	N/A	N/A

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COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION  
(continued)**

Analysis Area/Community	Single Family Zoning Districts <sup>a</sup>		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet)	Maximum Density (units per acre)	Minimum Unit Size (square feet)
26				
City of Pewaukee	12,500	1,100	12.0	350
City of Waukesha	8,000	1,000	17.4	300
Village of Pewaukee	10,500	1,200	12.0	750
Town of Waukesha	20,000	1,400	N/A	N/A
27				
Village of Big Bend	20,000	1,600	16.0	1,000
Village of Mukwonago	12,000	1,200	8.0	750
Village of North Prairie	7,200	900	--	900
Village of Wales	30,000	1,000	--	600
Town of Genesee	20,000	1,200	--	1,200
Town of Mukwonago	30,000	1,100	N/A	N/A
Town of Vernon	20,000	1,200	--	1,200
28				
Village of Dousman	12,000	1,200	2.9	1,500
Village of Eagle	20,000	1,200	8.7	400
Town of Eagle	20,000	1,100	N/A	N/A
Town of Ottawa	20,000	1,200	--	1,200
<b>Waukesha County<sup>b</sup></b>	20,000	1,200	--	1,200
29				
Village of Caledonia	7,200	800	10.89	--
Village of Elmwood Park	10,200	1,500	--	--
Village of Mt. Pleasant	4,000	600	--	500
Village of Sturtevant	9,000	1,200	7.26	600
Village of Wind Point	8,000	1,200	10.89	--
30				
City of Racine <sup>c</sup>	6,000	--	62.22	--
Village of North Bay	21,780	1,700	N/A	N/A
31				
Village of Rochester	10,000	1,200	10.9	750
Village of Union Grove	8,000	1,000	18.15	375
Village of Waterford	11,000	1,200	9.68	900
Town of Dover	10,000 <sup>d</sup>	800	5.4	800
Town of Norway	7,200 <sup>d</sup>	1,400 <sup>e</sup>	17.4	800
Town of Raymond	40,000	800	N/A	N/A
Town of Waterford	13,500 <sup>d</sup>	800	17.4	800
Town of Yorkville	40,000	1,400 <sup>e</sup>	17.4	800
32				
City of Burlington	8,000	--	75.0	800
Town of Burlington	10,000 <sup>d</sup>	800	5.4	800
<b>Racine County<sup>f</sup></b>	7,200 <sup>d</sup>	800	17.4	800
33				
Village of Pleasant Prairie	6,000	1,200	9.6	700
Town of Somers	20,000	1,200	1.3	1,000
34				
City of Kenosha	5,000	--	12.0	--
35				
Village of Bristol <sup>g</sup>	6,000	800	8.7	500
Village of Paddock Lake	8,000	1,250	12.4	720
Village of Silver Lake	12,500	1,250	6.22	500
Village of Twin Lakes	8,000	--	8.7	--
Town of Brighton	40,000	1,200	N/A	N/A
Town of Bristol	6,000 <sup>d,h</sup>	800	8.7	500
Town of Paris	40,000	1,200	N/A	N/A
Town of Randall	10,000 <sup>d</sup>	1,000	N/A	N/A
Town of Salem	10,000 <sup>d</sup>	1,000	8.7	500
Town of Wheatland	40,000	1,200	N/A	N/A

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(continued)**

Analysis Area/Community	Single Family Zoning Districts <sup>a</sup>		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet)	Maximum Density (units per acre)	Minimum Unit Size (square feet)
<b>Kenosha County<sup>h,i</sup></b>	6,000	800	14.5	300
36				
Village of East Troy	10,000	1,000	8.7	500
Town of East Troy	15,000	-j	6.0	-j
Town of Spring Prairie	40,000	-j	6.0	-j
Town of Troy	40,000	-j	6.0	-j
37				
City of Whitewater	8,000	--	12.4	--
Town of La Grange	40,000	-j	N/A	N/A
Town of Richmond	40,000	-j	N/A	N/A
Town of Whitewater	40,000	-j	6.0	-j
38				
City of Delavan	8,000	1,200	12.0	500
City of Elkhorn	8,000	--	16.0	--
City of Lake Geneva	9,000	-k	9.68	-j
Village of Darien	8,000	-k	12.1	-j
Village of Genoa City	10,000	1,200	15.55	500
Village of Sharon	8,000	--	21.78	--
Town of Bloomfield <sup>l</sup>	15,000	-j	6.0	-j
Town of Darien	15,000	-j	6.0	-j
Town of Delavan	15,000	-j	6.0	-j
Town of Geneva	15,000	-j	6.0	-j
Town of Lafayette	40,000	-j	6.0	-j
Town of Linn	40,000	-j	6.0	-j
Town of Lyons	15,000	-j	6.0	-j
Town of Sharon	40,000	-j	N/A	N/A
Town of Sugar Creek	40,000	-j	6.0	-j
39				
Village of Fontana on Geneva Lake	5,000	1,000	8.7	600
Village of Walworth	11,900	1,450	6.0	864
Village of Williams Bay	6,000	1,200	18.15	500
Town of Walworth	15,000	-j	8.0	-j
<b>Walworth County<sup>l,m</sup></b>	15,000	-j	4.0	-j

NOTES: This table provides a summary of residential zoning districts. It lists residential zoning districts which allow, as a principal use, various types of residential development 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 or business uses are not included on this table.

Several counties and communities allow planned unit developments or conservation subdivisions in their zoning and/or subdivision ordinances, which may allow smaller lot sizes and/or higher densities than those listed in this table. Table IV-30 and Appendix C provide information on planned unit development and conservation subdivision regulations, respectively.

In areas not served by a sanitary sewerage system, larger minimum lot sizes may be required to meet State and County requirements for private onsite waste treatment systems (POWTS).

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. Municipal zoning ordinances used for this analysis date from 2000 to 2010.

On this table, "- " means that no regulation is specified in the zoning ordinance. "N/A" means that the community or county does not have a zoning ordinance, or that the county or community has a zoning ordinance that does not include a multi-family residential district.

<sup>a</sup>Includes single-family detached dwellings only. Single-family attached dwellings are included as multi-family.

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**SUMMARY OF MINIMUM LOT AND HOME SIZE REQUIREMENTS IN  
COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION  
(continued)**

<sup>b</sup>The Towns of Genesee, Oconomowoc, Ottawa, and Vernon are regulated under the Waukesha County zoning ordinance. All other Towns in Waukesha County have adopted a separate general Town zoning ordinance. All Towns in the County are regulated under the County shoreland zoning ordinance.

<sup>c</sup>The area of the City of Racine containing Johnson Park is included in Sub-area 29.

<sup>d</sup>Minimum lot area in areas served by a sanitary sewerage system. In unsewered areas, the minimum lot size is 40,000 square feet, or larger if necessary to meet ordinance requirements for POWTS.

<sup>e</sup>Minimum floor area requirements for the Towns of Norway and Yorkville are established in their respective Town land division ordinances.

<sup>f</sup>All towns in Racine County are regulated under the Racine County zoning ordinance. Minimum lot sizes and maximum densities listed are based on existing zoning in each Town as of March 2010.

<sup>g</sup>The Village of Bristol was incorporated from a portion of the Town of Bristol in December 2009. The Village of Bristol has adopted the Kenosha County zoning ordinance as the Village zoning ordinance.

<sup>h</sup>Under the Kenosha County zoning ordinance, new subdivisions with lot sizes of 6,000 square feet, which are permitted in the R-6 zoning district, may be permitted only if the area proposed to be rezoned to R-6 abuts a residential subdivision located in a city of the second class that contains individual parcels of 6,000 square feet per unit or less, and if the subdivision is served by a sanitary sewerage system. In all other cases, the minimum lot size allowed for new subdivisions is 10,000 square feet (R-5 zoning district).

<sup>i</sup>All towns in Kenosha County are regulated under the Kenosha County zoning ordinance. Minimum lot sizes and maximum densities listed are based on existing zoning in each Town as of May 2008. Minimum single-family lot sizes exclude the R-12 Mobile Home Park zoning district, which requires 7,500 square feet per home. Existing R-12 zoning occurs in the Towns of Brighton, Bristol, Somers, and Wheatland.

<sup>j</sup>With respect to minimum floor area requirements, the Walworth County zoning ordinance requires that single-family and two-family dwellings have a core area of living space of at least 22 feet by 22 feet, equivalent to 484 square feet.

<sup>k</sup>The community zoning ordinance specifies a "minimum dwelling core dimension" of 24 feet by 40 feet, meaning that a rectangle of that size must fit within the overall footprint of the residential structure.

<sup>l</sup>Until December 15, 2009, all Towns in Walworth County were regulated under the Walworth County zoning ordinance. On that date, the Walworth County Board adopted a comprehensive amendment to the County zoning ordinance. Each Town has until December 15, 2010 to determine if it wishes to ratify the new County ordinance and remain under County zoning, or whether the Town will withdraw from County general zoning and adopt a separate Town zoning ordinance. As of April 2010, the Town of Bloomfield had determined to withdraw from County zoning, and the Towns of East Troy, Geneva, LaFayette, Lyons, Sugar Creek, and Troy had ratified the County ordinance. All Towns will continue to be regulated under the County shoreland zoning ordinance.

<sup>m</sup>Minimum lot sizes and maximum densities listed are based on existing zoning in each Town as of March 2010. Generally, a minimum lot size of 40,000 square feet is required in areas not served by a sanitary sewerage system. Minimum single-family lot sizes exclude the R-6 Planned Mobile Home Park zoning district, which allows up to five dwelling units per net developable acre, and the R-7 Mobile Home Subdivision zoning district, which requires 15,000 square feet per home in areas served by a sanitary sewerage system and a minimum of 40,000 square feet in areas not served by sanitary sewer. Existing R-6 zoning occurs in the Towns of Darien, Delavan, Geneva, Lyons, Richmond, and Troy. There was no existing R-7 zoning in the County as of March 2010.

Source: Local zoning ordinances and SEWRPC.

#151319 v1 - RHP AC Minutes - Mtg 5 - 3/24/10 Attachment 5  
NMA/BRM/CDP  
5/4/10; 3/5/10