

ZONING DISTRICTS

A-1 Prime Agricultural Land District

Purpose: To preserve productive farmland for agricultural operations, and to prevent encroachment of conflicting uses.

Lands Mapped: Class I, II, III soils; large blocks of productive lands with no urban development; large farms, some wet soils.

Provisions: Permits all agricultural uses. Requires 35 acres farm size.

A-2 Agricultural Land District

Purpose: To encourage farming on less productive farmlands and provide areas for small farms; horse farms, hobby farms, tree farms, etc...

Lands Mapped: Existing farmland on marginal soils and fields intermixed with other land uses; woods, homesites, etc...

Provisions: Permits all agricultural uses. Requires 20 acre farm size.

A-3 Agricultural Land Holding District

Purpose: To hold development lands in agricultural use until timing is right for conversion to residential, commercial or industrial development.

Lands Mapped: Farmlands adjacent to urban centers and in the path of urban development.

Provisions: Permits all agricultural uses. Requires 35 acre parcels to prevent break-up into small divisions which would obstruct planned development.

A-4 Agricultural Related Manufacturing, Warehousing and Marketing District

Purpose: To promote agricultural industries providing local farm markets and services to support our agricultural economy and land use.

Lands Mapped: Existing industries and processing operations, feed mills, implement sales, etc...

Provisions: Permit all types of industry and operations supportive of farming.

A-5 Agricultural-Rural Residential District

Purpose: The primary purpose of this district is to permit the utilization of relatively small quantities of land in predominantly agricultural areas for rural residential use.

Lands Mapped: It is intended that this district be applied solely to those rural lands that have marginal utility for agricultural use for reasons related to soil, topography or severance from larger agricultural parcels.

Provisions: Permits agricultural uses. Requires 40,000 square feet in area, minimum 150 feet in width.

C-1 Lowland Resource Conservation District

Purpose: To preserve lakes, streams, wetlands, and floodplains. To improve water qualities, prevent flooding, protect wildlife habitat, and recreational opportunities.

Lands Mapped: Lakes, streams, marshes and other wetlands.

Provisions: Permit hunting and fishing clubs, farming, recreation areas, wildlife management, water impoundments, fish hatcheries, etc... Urban development not permitted.

C-2 Upland Resource Conservation District

Purpose: To preserve forest lands, scenic topography, watersheds, potential parks and recreation areas.

Lands Mapped: Larger parcels of woodlands, steep and scenic topography and some abandoned gravel pits, etc...

Provisions: Permits scattered single family dwellings, farming and related practices, stables, etc., Requires parcel size of 5 acres and 300 feet in width.

C-3 Conservancy-Residential District

Purpose: To provide residential sites in high-value forested and scenic areas at a density that protects the natural resource base.

Lands Mapped: Upland wooded portions of the environmental corridors occurring as small parcels or in close proximity to urban development.

Provisions: Permits single family dwelling, and forest and wildlife management. Does not permit farming or commercial recreation. Minimum lot size is 100,000 square feet and 200 feet in width.

C-4 Lowlands Resource Conservation District

The primary purpose of this district is to preserve, protect, and enhance the lakes, streams, and wetland areas in Walworth County. The proper regulation of these areas will serve to maintain and improve water quality, both ground and surface; prevent flood damage; protect wildlife habitat; prohibit the location of structures on soils which are generally not suitable for such use; protect natural watersheds; and protect the water based recreational resources of the County.

P-1 Recreational Park District

Purpose: To preserve recreational and environmental lands for a variety of recreational uses.

Lands Mapped: Existing public parks and a few larger parcels with good park potential.

Provisions: Permits all recreational activities.

P-2 Institutional Park District

Purpose: To designate areas for public and private institutions.

Lands Mapped: Existing facilities only.

Provisions: Permits churches, schools, hospitals, nursing and retirement homes, lodges, etc...

R-1 Single-Family Residence District (Unsewered)

Purpose: To designate areas for single family subdivisions (without public sewers).

Lands Mapped: Existing developments and areas suitable for future subdivisions based on location, soils and compatibility with adjoining lands, etc...

Provisions: Requires well-drained soils, and lot size of 40,000 square feet and 150 feet in width. Permits accessory uses to the residence, but precludes all agricultural, commercial or industrial uses.

R-2 Single-Family Residence District (Sewered)

Purpose: To designate areas for single family subdivisions with sewer available.

Lands Mapped: Existing and proposed subdivisions where public sewers are available.

Provisions: Requires 15,000 square feet in lot area and 100 feet in width. Permits accessory uses to the residence, but precludes all agricultural, commercial and industrial uses.

R-2A Single-Family Residence District (Sewered)

Purpose: To require larger residential sewered lots in environmentally sensitive areas. Such environmentally sensitive area may include, but not limited to, environmental corridors, shoreland area, and significant woodlands.

Provisions: Requires 50,000 square feet in lot area and 100 feet in width. Permits accessory uses to the residence, but precludes all agricultural, commercial or industrial uses.

R-3 Two Family Residence District (Sewered or Unsewered)

Purpose: To designate areas for one and two family residences.

Land Mapped: Existing two family residences and areas suitable for future two family development.

Provisions: Permits either one or two family dwellings, or a combination of each. (See Code of Ordinances (Zoning/Shoreland Zoning) to determine minimum lot size.)

R-4 Multiple Family Residence District

Purpose: To provide for conventional multiple-family dwelling projects.

Lands Mapped: Existing multi-family dwellings and area suitable for future multi-family development.

Provisions: Permits two-family and multiple-family dwellings. With sewers, a maximum 6 units per net developable acre are permitted. On unsewered lots, 40,000 square feet per unit is required. Planned Unit Development (PUD) is permitted with site plan approval.

R-5 Planned Residential Development District

Purpose: To provide for large planned housing projects (PUD's) with clustered development and detailed site planning.

Lands Mapped: Existing Planned Unit Developments.

Provisions: Permits all types of housing and supporting commercial services (15% of area). Requires 20% open space and preservation of woods and steep lands, wetlands, etc... Allows a maximum 8 units per net developable acre with sewers; one unit per 40,000 square feet on septic system.

R-6 Planned Mobile Home Park Residence District

Purpose: To accommodate mobile home parks.

Lands Mapped: Existing mobile home parks.

Provisions: Permits a maximum 5 units per net developable acre. Requires detailed site plan.

R-7 Mobile Home Subdivision Residence District

Purpose: To permit mobile homes and modular homes in a subdivision of privately owned lots.

Lands Mapped: Will be mapped as areas are rezoned for this use.

Provisions: Permits accessory uses to the residence, but precludes all agricultural, commercial or industrial uses. (Unsewered).

B-1 Local Business District

Purpose: To accommodate neighborhood retail stores.

Lands Mapped: Existing businesses and compatible sites for future service needs.

Provisions: Permits uses such as barber shops, business offices, drug stores, grocery stores, restaurants, etc.. Residences must be accessory.

B-2 General Business District

Purpose: To accommodate a retail sales area or small shopping center.

Lands Mapped: Existing business areas.

Provisions: Permits all retail sales operations, and residences as accessory to the business.

B-3 Waterfront Business District

Purpose: To accommodate retail sales and services oriented toward use of water and shoreland activities.

Lands Mapped: Existing waterfront businesses and suitable adjacent lands.

Provisions: Permits uses such as boat rentals and sales, boat ships, motels, restaurants, supper clubs, etc... All uses are conditional uses requiring special hearing and approval.

B-4 Highway Business District

Purpose: To provide for highway oriented business.

Lands Mapped: Existing business and suitable sites, adjacent to arterial highways and interchange areas.

Provisions: Permits auto services, gift shops, hotels, restaurants, etc... with conditional use approvals.

B-5 Planned Commercial Recreation Business District

Purpose: To accommodate large resorts that require a variety of land uses.

Lands Mapped: Existing resorts.

Provisions: Permits all recreational uses commonly found in resorts, but requires conditional use approval of detailed site plans. Permits residential housing, if incidental to the resort. Requires 70% open space.

B-6 Bed and Breakfast District

Purpose: To provide areas to include bed and breakfast establishments which meet all State Code requirements for such establishments.

Lands Mapped: None.

Provisions: Requires 15,000 square feet and 100 feet in width in sewer districts and 40,000 square feet with 150 feet in width in the unsewered districts.

M-1 Industrial District

Purpose: To provide sites for light industry.

Lands Mapped: Existing industries and sites proposed for industrial parks.

Provisions: Allows small industries suitable for rural areas and compatible for rural areas and compatible with adjacent lands, such as repair shops, printing, warehousing and packaging, etc...

M-2 Heavy Industry District

Purpose: To provide sites for heavy industry.

Lands Mapped: Existing operations classified as heavy industry.

Provisions: permits all industrial uses, with limited operations requiring conditional use approval.

M-3 Mineral Extraction District

Purpose: To provide for and regulate future gravel pits and other mineral extraction sites.

Lands Mapped: Existing gravel pits.

Provisions: Requires conditional use approval, with detailed operation and restoration plans.

M-4 Sanitary Landfill District

Purpose: To provide sites for sanitary landfills for total solid waste restoration plans, and conformance with State Administrative Code.

Lands Mapped: Existing sanitary landfills.

Provisions: Requires conditional use approval, detailed operation and restoration plans, and conformance with State Administrative Code.

Walworth County Land Use and Resource Management Department
100 West Walworth
P.O. Box 1001
Elkhorn, WI 53121
Telephone: (262)741-4972
Fax: (262)741-4974

Note: In order to meet the requirements of State Law, it is necessary to adopt two separate ordinances. The Code of Ordinances (Shoreland Zoning) applies on lands within 1,000 feet of the ordinary high water mark of lakes, ponds and flowages and within 300 feet of the ordinary high water mark of navigable rivers or streams or to the land ward side of the floodplain, whichever is greater, and contains special regulations to protect shoreland areas. The Walworth County Code of Ordinances (Zoning) pertains to unincorporated lands outside the shoreland boundaries. With the exception of the special shoreland regulations, both Ordinances are identical.