

Appendix A

SUMMARY OF EXISTING ZONING DISTRICTS FOR THE CIVIL DIVISIONS ADJACENT TO THE VILLAGE OF HARTLAND AND WITHIN THE STUDY AREA: 1998

The following tables are summaries of existing zoning ordinances and should not be used as a guide to answer zoning related questions. Refer to official local zoning ordinances for specific zoning requirements.

A. CITY OF DELAFIELD ZONING CODES

Zoning District	Permitted Principal Uses	Conditional Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Principal Building Height (feet)
			Total Area	Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
C-1 Conservancy	Harvesting of wild crops, sustained yield forestry, dams and hydro-electric power stations, utility conduits and lines, nonresidential buildings in conjunction with raising of animals, public parks and buildings	Developments which are compatible and harmonious with the natural features of the conservancy district area and the surrounding land uses	--	--	--	--	--	--
A-1 Agricultural and Residential Holding	Agricultural-related uses, farm dwellings, nurseries, greenhouses, hatcheries, roadside stands	Commercial kennels, cemeteries, noncommercial clubs, outdoor recreation areas, riding academies, public and semi-public uses, solar energy collection devices, quarrying	3 acres	200	50	30	50	35
A-1E Exclusive Agricultural	Agricultural-related uses, farm dwellings, nurseries, greenhouses, horticulture, roadside stands	Same as in A-1 conditional uses	35 acres	200	50	30	50	35
RE-3 Three-Acre Rural Estate	Single-family dwellings, keeping of horses for noncommercial purposes	Cemeteries, noncommercial clubs and outdoor recreation areas, riding academies, public and semi-public uses, temporary model home and sales office, solar energy collection devices, planned developments, quarrying	3 acres	200	50	30	30	35
RE-2 Two-Acre Rural Estate	Single-family dwellings	Same as RE-3 conditional uses	2 acres	200	50	30	30	35
RE-1 One-Acre Rural Estate	Same as RE-2 permitted uses	Same as RE-3 conditional uses	1 acre	140	50	20	20	35
RL-1 Residential Lake	Same as RE-2 permitted uses	Same as RE-3 conditional uses	40,000 square feet	100	50	15	15	35
RL-1A Residential Lake	Same as RE-2 permitted uses	Same as RE-3 conditional uses	20,000 square feet	80	50	15	15	35
RL-2 Residential Lake	Same as RE-2 permitted uses	Same as RE-3 conditional uses	10,000 square feet	50	25	8	8	35
R-1 Single-Family Residential	Same as RE-2 permitted uses	Same as RE-3 conditional uses	30,000 square feet	120	50	20	20	35
R-1D Single-Family Residence-Downtown	Same as RE-2 permitted uses	Same as RE-3 conditional uses	10,000 square feet	100	30	15	20	35
R-2 Single- and Two-Family Residential	Single- and two-family dwellings	Same as RE-3 conditional uses	30,000 square feet	120	50	20	20	35
R-3 Single- and Two-Family Residential	Same as R-2 permitted uses	Same as RE-3 conditional uses	20,000 square feet	100	50	16	16	35
R-4 Single- and Two-Family Residential	Same as R-2 permitted uses	Same as RE-3 conditional uses	7,900 square feet	66	35	10	10	35
R-5 Planned Development	None	Planned residential development	--	--	30	30	30	35
R-5A Planned Development-St. John's Single- and Two-Family Residential	Single- and two-family dwellings	See St. John's-On-The-Lake subdivision document	--	--	35	20	20	35

A. CITY OF DELAFIELD ZONING CODES (continued)

Zoning District	Permitted Principal Uses	Conditional Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Principal Building Height (feet)
			Total Area	Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
R-6 Multiple-Family Residential	Attached multiple-family dwellings	Same as RE-3 conditional uses	Efficiency units, 2,500 square feet; One-bedroom units, 3,000 square feet; Two-bedroom units, 4,000 square feet; Three-bedroom units, 5,000 square feet	100	30	15	50	35
R-7-EH Multi-Family Elderly Housing	Attached multi-family dwellings	Same as RE-3 conditional uses	Efficiency units, 1,200 square feet; One-bedroom units, 1,350 square feet; Two-bedroom units, 1,500 plus additional 250 for each additional bedroom	100	30	15	50	35
CBD-1 Central Business	Retail stores, services, offices, shops, clinics, churches, financial institutions, restaurants	Single- and two-family dwellings, multi-family dwellings, public and semi-public uses, automobile service stations, boat sales and services, private schools, indoor theaters, quarrying, art studios, drive-through restaurants, noncommercial clubs, cemeteries	4,500 square feet	45	--	--	--	35
CBD-2 Central Business	All CBD-1 permitted uses plus single- and two-family dwellings	Multi-family dwellings, public and semi-public uses, lodging establishments	4,500 square feet	45	10	10	10	35
CBD-3 Special Campus	None	Planned mixed-use development	2 acres	--	30	10	10	--
B-1 Local Business and Residence	Retail stores, services, dry cleaning, offices, post offices, governmental offices, residential dwelling units in a commercial building, single-family residences	Cemeteries, noncommercial clubs, outdoor recreational facilities, riding academies, public and semi-public uses, boat sales and services, quarrying automobile service stations, drive-through restaurants, art studios	5,000 square feet	100	30	10	10	35
B-1-A Business and Limited Residence	Retail stores, bakeries, beauty parlors, clinics, offices, studios, restaurants, taverns, funeral homes	Same as B-1 conditional uses	10,000 square feet	100	30	10	30	35
B-2 Local Business	All B-1 permitted uses, excluding residential dwelling units	Same as B-1 conditional uses plus drive-in restaurants	15,000 square feet	120	30	10	30	35
B-3 Local and Highway Business	All B-2 permitted uses plus amusement establishments, animal hospitals, auction rooms, blueprinting, garden supplies, hotels, medical laboratories, motels, offices, printing establishments, research labs, schools, taxidermists, drive-through restaurants	Same as B-2 conditional uses plus landfills, incinerators, pool halls, dance halls	20,000 square feet	120	30	10	30	35
B-4 General Business	All B-3 permitted uses plus bakeries, warehousing, wholesaling, and distribution operations	Same as B-3 conditional uses plus sales and service of mopeds and permitted light manufacturing uses in the M-1 District, except express facilities and food processing plants	20,000 square feet	120	30	10	30	35
B-5 Office and Research Commercial	Professional offices, financial institutions, clinics, hospitals, medical laboratories, restaurants	Same as B-1 conditional uses	40,000 square feet	120	30	20	30	35

A. CITY OF DELAFIELD ZONING CODES (continued)

Zoning District	Permitted Principal Uses	Conditional Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Principal Building Height (feet)
			Total Area	Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
B-6 Commercial Holding Zone	None	Planned developments	--	--	30	Varies	30	--
M-1 Limited Industrial	Wholesale and warehouse activities and light industrial uses	Cemeteries, noncommercial clubs, outdoor recreational facilities, riding academies, public and semi-public uses, boat sales and services, planned unit developments, solar energy collection devices, automobile service stations, landfills, sales and services of mopeds, adult-oriented establishments, quarrying	1 acre	150	50	10	30	35
SW-1 Shoreland-Wetland	Harvesting of wild crops, hunting and fishing, silviculture, existing agricultural cultivation and pasturing, maintenance of existing streets, bridges, and drainage systems	New streets, utilities, railroad lines, parks and recreation areas	--	--	--	--	--	--
P-1 Public and Semi-Public Use	Public office and service buildings, schools, churches, cemeteries, hospitals, nursing homes, libraries, museums, clubs	Quarrying, riding academies, solar energy collection devices	40,000 square feet	120	30	20	30	35
FW Floodplain	Agricultural uses except structures, horticulture, parking and loading areas, certain recreation uses, docks and piers, utilities, streets, bridges	--	--	--	--	--	--	--
FF Flood Fringe	Agricultural uses, residential uses, commercial uses, industrial uses; public utilities, streets, bridges	--	--	--	--	--	--	--
GFP General Floodplain	All FW and FF permitted uses	--	--	--	--	--	--	--

Source: City of Delafield Zoning Codes and SEWRPC.

B. VILLAGE OF CHENEQUA ZONING CODE^a

Zoning District	Permitted Principal Uses	Conditional Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Principal Building Height
			Total Area	Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Residence	Single-family dwellings, municipal utilities and buildings, churches and temples, schools, country clubs, farming, nurseries, wind energy conversion systems	--	2 acres	150	75	10	25	3 stories
Shoreland-Wetland	Certain recreation uses, existing agricultural uses, piers, docks, walkways, silviculture, harvesting of wild crops, construction and maintenance of streets, bridges, utilities, drainage systems, and nonresidential buildings	--	--	--	--	--	--	--

^aNo floodplain regulations were included in this zoning code since no floodplain studies were conducted to delineate floodplains within the Village, even though there appears to be floodplain in the Village due to the presence of lakes.

Source: Village of Chenequa Zoning Code and SEWRPC.

C. VILLAGE OF MERTON ZONING ORDINANCE

Zoning District	Permitted Principal Uses	Conditional Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Principal Building Height (feet)
			Total Area	Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
A-1 Agricultural	Agricultural-related uses, single-family dwellings, roadside stands	Housing for farm laborers, animal hospitals, veterinary clinics, commercial feed lots	5 acres	200	50	20	50	35
R-1 Residential	Single-family dwellings	Parks, schools, churches, two-family dwellings	40,000 square feet	140	50	20	50	35
R-2 Residential	Same as R-1 permitted uses	Same as R-1 conditional uses	30,000 square feet	120	50	20	50	35
R-3 Residential	Same as R-1 permitted uses	Parks, schools, churches	20,000 square feet	100	50	20	40	35
R-4 Multi-Family Residential	Two-family and multi-family dwellings	Parks, schools, churches, boardinghouses	15,000 square feet	80	50	15	30	35
B-1 Neighborhood Business	None	Retail stores, services, offices, shops, financial institutions, restaurants, taverns, schools, veterinary clinics, gasoline service stations, drive-in establishments	1 acre	100	50	20	30	35
B-2 Community Business	Retail stores, services, offices, shops, financial institutions, restaurants, taverns, specialty shops, department stores, hotels, libraries, post offices	Gasoline service stations, automobile sales and services, funeral homes, machine shops	20,000 square feet	85	--	None; 10, if provided	30	35
I-1 Limited Industrial	None	Light industrial, wholesaling, warehousing, lumberyards, offices, motor vehicle sales and services, gas stations, restaurants, drive-in theaters, outside storage and manufacturing	2 acres	150	50	10	30	45
P-1 Public and Semi-Public	Schools, colleges, universities, churches, libraries, museums, public offices, public service buildings, parks	Water tanks and towers, sewage plants, golf courses and driving ranges, cemeteries	20,000 square feet	85	50	20	30	60
C-1 Wetland Conservancy	Certain recreational uses, existing agricultural uses, piers, docks, walkways, silviculture, harvesting of wild crops, maintenance of existing fences, streets, bridges, and drainage systems	New streets, parks and recreation areas, utilities, railroad lines	--	--	--	--	--	--
C-2 Upland Conservancy	Streambank protection, forest and game management, sustained yield forestry, harvesting of wild crops, wildlife preserves, hiking trails	Agricultural uses, parks and recreation areas, utilities	--	--	--	--	--	--
FLO Floodland Overlay	Streambank protection, agricultural uses excluding structures, parking and loading areas, nurseries, truck farming, utilities, viticulture, wildlife preserves, certain recreation uses	Floodproofed structures, navigational structures, bridges, marinas, municipal water and sewage systems	--	--	--	--	--	--

Source: Village of Merton Zoning Ordinance and SEWRPC.

D. TOWN OF MERTON ZONING ORDINANCE

Zoning District	Permitted Principal Uses	Conditional Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Principal Building Height (feet)
			Total Area	Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
C-1 Conservancy	Grazing, harvesting of wild crops, hunting and fishing, sustained yield forestry, dams and hydro-electric power stations, telephone and telegraph and power transmission lines	None	--	--	--	--	--	--
A-1 Agricultural District	All C-1 permitted uses plus single-family dwellings, public parks and recreation areas, farming, roadside stands, horticulture, home occupations, professional offices	Airports, landing fields, antique shops, art studios, animal hospitals, kennels, cemeteries, churches, commercial fish and bait ponds, feed lot, private clubs, restaurants, taverns, disposal sites, public and semi-public uses, outdoor theaters, quarrying	3 acres	200	50	20	20	35
A-2 Rural Home	All A-1 permitted uses plus keeping of poultry	Antique shops, gift shops, art studios, cemeteries, churches, commercial fish and bait ponds, residential planned development, public and semi-public uses, private clubs, restaurants, taverns	3 acres	200	50	30	30	35
A-3 Suburban Estate	All A-2 permitted uses	Same as A-2 conditional uses	2 acres	175	50	25	25	35
R-1 Residential	All A-3 permitted uses	Same as A-2 conditional uses	1 acre	150	50	20	20	35
R-2 Residential	All R-1 permitted uses	Same as A-2 conditional uses	30,000 square feet	120	50	20	20	35
R-3 Residential	All R-2 permitted uses plus two-family dwellings	Same as A-2 conditional uses plus two-family dwellings, mobile home parks	20,000 square feet	120	50	20	20	35
P-1 Public	Public facilities	Cemeteries, private clubs, public and semi-public uses	--	--	50	50	50	--
B-1 Restricted Business	All R-3 permitted uses plus small retail shops, boarding houses, offices	Cemeteries, churches, two-family dwellings, private clubs, public and semi-public uses, disposal sites, restaurants, taverns	20,000 square feet	120	50	20	20	35
B-2 Local Business	All B-1 permitted uses plus financial institutions, clinics, taverns, restaurants	Auto service stations, animal hospitals, cemeteries, churches, commercial fish or bait ponds, drive-in establishments, two-family dwellings, feed lots, private clubs, public and semi-public uses, disposal sites, outdoor theaters, quarrying, restaurants	20,000 square feet	120	50	10	10	35
B-3 General Business	All B-2 permitted uses plus wholesalers, distributors, theaters, dance halls, dry cleaning, auto sales and repair, bottling plants, hotels, colleges	Same as B-2 conditional uses plus laboratories	20,000 square feet	120	50	10	10	35
Q-1 Quarrying	All A-1 permitted uses plus quarrying, ready-mix plants	Animal hospitals, cemeteries, commercial fish or bait shops, public and semi-public uses, disposal sites	3 acres	200	20	50	50	35
M-1 Limited Industrial	All B-3 and A-1 permitted uses plus light industry	Same as B-3 conditional uses excluding churches and two-family dwellings	1 acre	150	50	10	10	60
M-2 General Industrial	All M-1 permitted uses plus quarrying	Same as M-1 conditional uses plus salvage yards	1 acre	150	50	10	10	60

Source: Town of Merton Zoning Ordinance and SEWRPC.

E. TOWN OF DELAFIELD ZONING ORDINANCE

Zoning District	Permitted Principal Uses	Conditional Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Principal Building Height (feet)
			Total Area	Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
WF-1 Wetland-Floodplain	Grazing, harvesting of wild crops, hunting and fishing, sustained yield forestry, public utilities, outdoor recreation facilities	Cemeteries, fish hatcheries, public and semi-public uses	--	--	100	100	100	30
A-1 Agricultural	All WF-1 permitted uses plus agricultural-related uses, single-family dwellings	Airports and landing fields, animal hospitals, kennels, campgrounds, gift shops, cemeteries, religious assemblies, fish hatcheries, commercial greenhouses, elderly housing units, laboratories, mobile home parks, public and semi-public uses, residential planned development	40 acres	200	50	20	20	30
A-E Exclusive Agricultural	All A-1 permitted uses plus farm dwellings	Airports and landing fields, fish hatcheries, commercial greenhouses, public and semi-public uses	35 acres	660	100	50	50	30
A-2 Rural Home	All A-1 permitted uses	Gift shops, cemeteries, religious assemblies, fish hatcheries, commercial greenhouses, elderly housing units, fur farms, public and semi-public uses, residential planned development	3 acres	200	50	30	30	30
A-3 Suburban Estate	Single-family dwellings, horticulture, outdoor recreation structures	Cemeteries, religious assemblies, fish hatcheries, elderly housing units, public and semi-public uses, residential planned development	2 acres	200	50	25	25	30
R-1 Residential	All A-3 permitted uses	Cemeteries, religious assemblies, fish hatcheries, elderly housing units, public and semi-public uses, residential planned development	1.5 acres	200	50	20	20	30
R-1A Residential	All A-3 permitted uses	Same as R-1 conditional uses	1 acre	150	50	20	20	30
R-2 Residential	Single-family dwellings, home occupations, public parks and recreation areas	Same as R-1 conditional uses	30,000 square feet	120	50	20	20	30
R-3 Residential	All R-2 permitted uses	Same as R-1 conditional uses	20,000 square feet	120	50	20	20	30
R-L Residential Lake	All R-2 permitted uses	Same as R-1 conditional uses plus marina, restaurants	20,000 square feet	100	50	15	15	30
P-1 Park and Recreation	Recreational uses, arbore-tums, nature preserves, grazing, sustained yield forestry	Campgrounds, cemeteries, fish hatcheries, public and semi-public uses	1 acre	150	100	50	50	25
B-1 Restricted Business	Retail stores, services, offices, restaurants	Gift shops, automobile service stations, convenience stores, cemeteries, religious assemblies, fish hatcheries, commercial greenhouses, commercial truck parking, drive-in establishments, laboratories, hotels, public and semi-public uses	20,000 square feet	120	50	10	10	30

E. TOWN OF DELAFIELD ZONING ORDINANCE (continued)

Zoning District	Permitted Principal Uses	Conditional Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Principal Building Height (feet)
			Total Area	Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
B-2 Shopping Center	All B-1 permitted uses (except residential uses) plus display galleries, laundromats, medical clinics	Animal hospitals, automobile service stations, convenience stores, cemeteries, religious assemblies, fish hatcheries, drive-in establishments, laboratories, public and semi-public uses	20,000 square feet	120	50	10	10	30
B-3 Business Park	Professional offices, corporate offices, studios	Animal hospitals, cemeteries, religious assemblies, fish hatcheries, commercial truck parking, public and semi-public uses, laboratories, hotels, restaurants	5 acres	330	100	50	50	30
M-1 Industrial	All A-1 permitted uses (except residential uses) plus industrial and commercial operations	Automobile service stations, convenience stores, animal hospitals, kennels, cemeteries, religious assemblies, fish hatcheries, commercial greenhouses, fur farms, group day care centers, laboratories, hotels, motels, outdoor theaters, public and semi-public uses, quarrying	3 acres	200	100	50	50	30

Source: Town of Delafield Zoning Ordinance and SEWRPC

