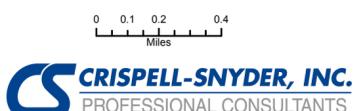


Village of Richfield

Washington County, Wisconsin

Zoning Map



Revised 11/20/05
2/20/06
9/26/08

Zoning Districts

- RD-1 Two Family Cluster/Open Space Residential District**
This district is intended to provide for the development of agricultural and other open space areas ten acres in area or larger into two family residential lots and subdivisions at a gross density that does not exceed one two-family structure per 3.0 gross acres or one individual dwelling unit per 1.5 gross acres where a minimum of 40 percent of such areas are required to be preserved as open space areas.
- RS-1 Country Estate District**
This district is intended to provide for single-family residential and hobby or misform development that is consistent with the maintenance of a rural country side character and lifestyle. This R-1A district serves as a transitional district between the farmstead areas and the more intensively developed suburban areas in the town.
- RS-1A Single Family Residential & Rural Preservation District**
This district is intended to provide for development of farm and natural open space areas into residential lots and subdivisions, wherein significant portions of such open spaces are preserved, either in the form of areas within large lots at an average gross density of 150,000 square feet (approximately three acres) per lot, or within special open space outlots, the creation of which is encouraged in this section by clustering portions of allowable lots into such outlots under a density incentive, pursuant to Wis. Stats. § 82.23(7)(b), special planned development districts, which this R-1A district is declared to be. Further, this R-1A zoning classification is restricted solely to properties located within the R-1A single-family residential and rural preservation district prior to the effective date of the ordinance from which this section is derived.
- RS-1B Single Family Cluster/Open Space Residential District**
This district is intended to provide for the development of agricultural and other open space areas at least 20 acres in area or larger into single-family residential lots and subdivisions at a gross density that does not exceed one dwelling unit per 150,000 square feet (approximately 3.0 acres) where a minimum of 40 percent of such areas are required to be preserved as open space areas.
- RS-1R Country Estate/Remnant Parcel Residential District**
This district is intended to provide for single-family residential development on "remnant parcels" of land, as defined below. The R-1R district serves as a transitional district between farmstead areas and more intensively developed suburban areas of the town.
- RS-2 Single Family Residential District**
This district is intended to provide for single-family residential development at densities not exceeding 0.87 dwelling unit per net acre. Further, this zoning classification is restricted solely to properties located within R-2 single-family residential district prior to January 1, 1994.
- RS-3 Single Family Residential District**
This district is intended to accommodate only single-family residential uses in existence on the effective date of the ordinance from which this chapter is derived, and their accessory uses in existence on the effective date of the ordinance from which this chapter is derived within the older, established areas of the town where such uses are located on lots or parcels of land which are within predominantly residential areas, are smaller than 65,000 square feet in area, and were lots of record on the date of approval of this chapter.
- RS-4 Single Family Residential District**
This district is intended to provide for limited development of single-family residential housing, of parcels no more than 19.99 acres, with any new parcels maintaining a minimum of 100 feet of lake frontage, for lakeshore properties on Amy Belle, Bark, Fress, Lake Five, and Little Fress Lakes, including those portions of the Village of Richfield that are also regulated by the floodplain district of the Village of Richfield Code of Ordinances.
- WHD Walking Hamlet District**
This district is to allow for the development and redevelopment of land in the Town of Richfield consistent with the walkable hamlet and/or townhome designations as described in the Town of Richfield Comprehensive Plan and indicated on the 10 and 20 Year Future Land Use Plan Maps provided therein.
- IC-1**
This district is intended to eliminate the ambiguity of maintaining, in unrelieved use districts, areas which are under public or quasi-public ownership and where the use for public or quasi-public purpose is anticipated to be permanent.
- B-1 Neighborhood Business District**
This district is intended to provide for individual or small groups of retail and customer service retail establishments in a shopping center setting. This type of district is generally separated from other major commercial areas but near residential development and include such amenities as increased open space and ample off-street parking and loading areas and architectural or landscape screening from adjacent nonbusiness uses, making such retail uses or centers more compatible with the character of adjacent residential districts.
- B-2 Community Business District**
This district is intended to provide for individual or large groups of retail and customer service retail establishments in a shopping center setting. This type of district is usually located at or near the intersections of two arterial streets or highways and designed for the convenience of weekly or monthly one-stop shopping and includes such amenities as increased open space and ample off-street parking and loading areas and architectural screening or landscaping.
- B-3 General Business District**
This district is intended to provide for the orderly continuation and revitalization of the older established business areas of the town where uses are not exclusively of one type but, rather, mixed and include retail sales shops, wholesale and warehousing outlets, and institutional, recreational, and even residential uses. Many of the existing businesses in this B-3 district may not meet the requirements of the B-1 or B-2 business district.
- B-4 Highway Business District**
This district is intended to provide for the orderly and attractive grouping of appropriate locations along principal highway routes of retail, business and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs.
- M-1 General Wholesale Business/Warehousing District**
This district is intended to provide for the orderly and attractive grouping of appropriate locations of business or industrial activities which are basically wholesale, including storage of both wholesale and retail goods but not including the retail sale of such goods.
- M-2 Limited Industrial District**
This district is intended to provide for manufacturing or fabrication operations, which, on the basis of physical and operational characteristics, would not be detrimental to the immediate surrounding area or to the town as a whole by reason of smoke, odor, noise, dust, fumes, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably ensure compatibility with the surrounding area in this respect.
- M-3 General Industrial District**
This district is intended to provide for the same type of manufacturing and fabricating operations and uses as in the M-2 industrial district plus more intensive uses but within those areas where the relationships to surrounding land use would create fewer problems of compatibility. The M-3 industrial district also permits those activities generally perceived as being of a nuisance nature or considered to be hazardous.
- M-4 Industrial Park District**
This district is intended to provide for the orderly development and attractive grouping of light industrial, warehousing, and office uses on appropriately located and landscaped property which, on the basis of actual physical and operational characteristics of the uses, buildings and structures, would not be detrimental to the adjoining property, surrounding area or to the community as a whole by reason of noise, dust, light or fumes, smoke, odor, traffic, physical appearance, possible groundwater, stormwater or wastewater impacts, or other similar factors.
- M-5 Mineral Extractive District**
This district is intended to provide for the orderly continuation or restoration of existing or other extractive and related operations in existence on the effective date of the ordinance from which this chapter is derived and to provide for the location in appropriate places of new extractive operations that provide maximum protection to the natural environment.
- A-1 Exclusive Agricultural District**
This district is intended to provide for the continuation of general farming and related uses in those areas of the town that are not committed to urban development.
- A-2 General Agricultural District**
This district is intended to provide for maintain, preserve, and enhance agricultural lands historically utilized for crop production but which are not included within the A-1 exclusive agricultural district and which are generally best suited for smaller farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agriculture related farming activity.
- F-1 Park & Recreation District**
This district is intended to provide for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses.
- LC Lowland Conservancy District**
This district is intended to be used to prevent disruption of valuable natural or man-made resources and to protect watercourses, including the shorelands of navigable waters and areas that are not adequately drained or areas which are subject to periodic flooding, where development would result in hazards to health or safety or would deplete or destroy natural resources or be otherwise detrimental to the public welfare and which are not delineated as shoreland or floodplain areas on the county shoreland-floodplain map.
- UC Upland Conservancy District**
This district is intended to be used to preserve, protect, enhance, and restore all significant woodlands, areas of rough topography, and related scenic areas. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the town.
- F-1 Floodplain District**
This district is intended to preserve in essentially open space and natural use, lands which are unsuitable for intensive development purposes due to poor natural soil conditions and periodic flood inundation and shall include all land and water area lying within the delineated forecast 100-year recurrence interval flood or as delineated on the county shoreland-floodplain map.