

SUMMARY REQUIREMENTS FOR USES IN ZONING DISTRICTS IN KENOSHA COUNTY, WISCONSIN

ZONING DISTRICT	PERMITTED USES		CONDITIONAL USES	LOT AREA REQUIREMENTS			BUILDING AREA REQUIREMENTS			YARD REQUIREMENTS				SANITARY SEWER SYSTEM
	PRINCIPAL	ACCESSORY		MINIMUM LOT AREA	MINIMUM LOT AREA PER FAMILY	MINIMUM LOT WIDTH	MINIMUM TOTAL FLOOR AREA	MINIMUM FIRST FLOOR AREA	MAXIMUM BUILDING HEIGHT	STREET YARD(a)	SHORE YARD	SIDE YARD	REAR YARD	
A-1 AGRICULTURAL PRESERVATION DISTRICT	GENERAL FARMING ONE FARM DWELLING FARM BUILDINGS (BARN , ETC.)	ROADSIDE STANDS, HOME OCCUPATIONS GARAGES	AGRICULTURAL RELATED, SECOND FARM DWELLING, NONFARM STORAGE WIND ENERGY CONVERSION SYSTEM BED & BREAKFAST INNS	35 ACRES	35 ACRES	600 FT.	1,000 SQ. FT.	1,000 SQ. FT.	100 FT.	40 FT.	75 FT.	25 FT.	50 FT.	b,c
A-2 GENERAL AGRICULTURAL DISTRICT	GENERAL FARMING, ONE FARM DWELLING STABLES, RIDING ACADEMIES FARM BLDG. (BARN ETC.)	ROADSIDE STANDS, HOME OCCUPATIONS GARAGES	AIR STRIPS, MASS ASSEMBLIES, KENNELS WIND ENERGY CONVERSION SYSTEMS BED & BREAKFAST INNS	10 ACRES	10 ACRES	300 FEET	1,000 SQ. FT.	1,000 SQ. FT.	100 FT.	40 FT.	75 FT.	25 FT.	50 FT.	b,c
A-3 AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING DISTRICT	AGRICULTURAL WAREHOUSING, GRAIN AND VEGETABLE PROCESSING	AGRICULTURAL WINDMILLS, LIVING QUARTERS FOR WORKERS	EGG PRODUCTION, FEED LOTS, MEAT PROCESSING, FAT & OIL PROCESSING, WIND ENERGY CONVERSION SYSTEMS	5 ACRES	5 ACRES	300 FEET			100 FT.	40 FT.	75 FT.	25 FT.	50 FT.	b,c
A-4 AGRICULTURAL LAND HOLDING DISTRICT	GENERAL FARMING, ONE FARM DWELLING	FARM BUILDINGS, ROADSIDE STANDS, HOME OCCUPATIONS	AGRICULTURE RELATED, SECOND FARM DWELLING, NON-FARM STORAGE, WIND ENERGY CONVERSION BED & BREAKFAST INNS	35 ACRES	35 ACRES	600 FEET	1,000 SQ. FT.	1,000 SQ. FT.	100 FT.	40 FT.	75 FT.	25 FT.	50 FT.	b,c
AE-1 AGRICULTURAL EQUESTRIAN CLUSTER SINGLE-FAMILY DISTRICT	EQUESTRIAN FACILITIES, CLUSTERED SINGLE-FAMILY DETACHED DWELLINGS	STORAGE SHEDS, GARAGE, HOME OCCUPATIONS	PRIVATE ROAD DEVELOPMENTS, UTILITY SUBSTATIONS, WIND ENERGY SYSTEMS, SOLAR ENERGY SYSTEMS	60,000 SQ. FT.	60,000 SQ. FT.	150 FT.			35 FT.	50 FT.	75 FT.	25 FT.	50 FT.	b,c
R-1 RURAL RESIDENTIAL DISTRICT	SINGLE-FAMILY DWELLING	STORAGE SHEDS, GARAGE, HOME OCCUPATIONS	HOUSEHOLD STABLES, WIND ENERGY CONVERSION SYSTEMS BED & BREAKFAST INNS	5 ACRES	5 ACRES	300 FEET	1,400 SQ. FT.	1,000 SQ. FT.	35 FT.	40 FT.	75 FT.	25 FT.	50 FT.	b,c
R-2 SUBRAN SINGLE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY DWELLING	STORAGE SHEDS, GARAGE, HOME OCCUPATIONS	MODEL HOMES, UTILITY SUBSTATIONS BED & BREAKFAST INNS	40,000 SQ. FT.	40,000 SQ. FT.	150 FEET	1,200 SQ. FT.	800 SQ. FT.	35 FT.	30 FT.	75 FT.	15 FT.	25 FT.	b,c
R-3 URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY DWELLING	STORAGE SHEDS, GARAGE, HOME OCCUPATIONS	MODEL HOMES, UTILITY SUBSTATIONS BED & BREAKFAST INNS	20,000 SQ. FT.	20,000 SQ. FT.	100 FEET	1,200 SQ. FT.	800 SQ. FT.	35 FT.	30 FT.	75 FT.	10 FT.	25 FT.	c,d
R-4 URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY DWELLING	STORAGE SHEDS, GARAGE, HOME OCCUPATIONS	MODEL HOMES, UTILITY SUBSTATIONS BED & BREAKFAST INNS	15,000 SQ. FT.	15,000 SQ. FT.	90 FEET	1,200 SQ. FT.	800 SQ. FT.	35 FT.	30 FT.	75 FT.	10 FT.	25 FT.	c,d
R-5 URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY DWELLING	STORAGE SHEDS, GARAGE, HOME OCCUPATIONS	MODEL HOMES, UTILITY SUBSTATIONS	10,000 SQ. FT.	10,000 SQ. FT.	75 FEET	1,000 SQ. FT.	800 SQ. FT.	35 FT.	30 FT.	75 FT.	10 FT.	25 FT.	c,d
R-6 URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY DWELLING	STORAGE SHEDS, GARAGE, HOME OCCUPATIONS	UTILITY SUBSTATIONS	6,000 SQ. FT.	6,000 SQ. FT.	60 FEET	800 SQ. FT.	800 SQ. FT.	35 FT.	30 FT.	75 FT.	8 FT.	25 FT.	c,d
R-7 SUBURBAN TWO-FAMILY AND THREE-FAMILY RESIDENTIAL DISTRICT	TWO-FAMILY DWELLING THREE-FAMILY DWELLING	STORAGE SHEDS, GARAGE, HOME OCCUPATIONS	MODEL HOMES, UTILITY SUBSTATIONS	80,000 SQ. FT. FOR TWO-FAMILY 100,000 SQ. FT. FOR THREE-FAMILY	40,000 SQ. FT. PER DWELLING UNIT FOR TWO-FAMILY 33,333 SQ. FT PER DWELLING UNIT FOR 3-FAMILY	150 FEET	1,000 SQ. FT. PER DWELLING UNIT	1,500 SQ. FT.	35 FT.	40 FT.	75 FT.	20 FT.	25 FT.	b

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ZONING DISTRICT	PERMITTED USES		CONDITIONAL USES	LOT AREA REQUIREMENTS			BUILDING AREA REQUIREMENTS			YARD REQUIREMENTS				SANITARY SEWER SYSTEM
	PRINCIPAL	ACCESSORY		MINIMUM LOT AREA	MINIMUM LOT AREA PER FAMILY	MINIMUM LOT WIDTH	MINIMUM TOTAL FLOOR AREA	MINIMUM FIRST FLOOR AREA	MAXIMUM BUILDING HEIGHT	STREET YARD(a)	SHORE YARD	SIDE YARD	REAR YARD	
R-8 URBAN TWO-FAMILY RESIDENTIAL DISTRICT	TWO-FAMILY DWELLING	STORAGE SHEDS, GARAGE, HOME OCCUPATIONS	MODEL HOMES, UTILITY SUBSTATIONS	20,000 SQ. FT.	10,000 SQ. FT.	100 FEET	1,000 SQ. FT. PER DWELLING UNIT	1,500 SQ. FT.	35 FT.	30 FT.	75 FT.	10 FT.	25 FT.	c
R-9 MULTIPLE-FAMILY RESIDENTIAL DISTRICT	COMMUNITY LIVING ARRANGEMENTS, FOSTER FAMILY HOMES	STORAGE SHEDS, GARAGES	MODEL HOMES, MULTIPLE-FAMILY DWELLINGS NOT TO EXCEED EIGHT UNITS PER STRUCTURE	10,000 SQ. FT.	5,000 SQ. FT.	100 FEET	500 SQ. FT. PER DWELLING UNIT FOR EFFICIENCY AND ONE-BEDROOM UNITS; 750 SQ.FT. PER DWELLING UNIT FOR TWO-BEDROOM UNITS; 1,000 SQ.FT. PER DWELLING UNIT FOR THREE-BEDROOM OR LARGER UNITS	1,000 SQ. FT.	35 FT.	40 FT.	75 FT.	15 FT.	25 FT.	c
R-10 MULTIPLE-FAMILY RESIDENTIAL DISTRICT	COMMUNITY LIVING ARRANGEMENTS, FOSTER FAMILY HOMES	STORAGE SHEDS, GARAGES	MODEL HOMES, UTILITY SUBSTATIONS MULTIPLE-FAMILY DWELLING NOT TO EXCEED EIGHT UNITS PER STRUCTURE	12,000 SQ. FT.	4,000 SQ. FT.	120 FEET	400 SQ. FT. PER DWELLING UNIT FOR EFFICIENCY AND ONE-BEDROOM UNITS; 600 SQ. FT. PER DWELLING UNIT FOR TWO-BEDROOM UNITS; 800 SQ. FT. PER DWELLING UNIT FOR THREE BEDROOM OR LARGER UNITS		35 FT.	40 FT.	75 FT.	15 FT.	25 FT.	c
R-11 MULTIPLE-FAMILY RESIDENTIAL DISTRICT	COMMUNITY LIVING ARRANGEMENTS, FOSTER FAMILY HOMES	STORAGE SHEDS, GARAGES	MODEL HOMES, UTILITY SUBSTATIONS, HOUSING FOR THE ELDERLY, MULTIPLE-FAMILY DWELLING	20,000 SQ. FT.	3,000 SQ. F.	120 FEET	300 SQ. FT. PER DWELLING UNIT FOR EFFICIENCY AND ONE-BEDROOM UNITS 500 SQ. FT. PER DWELLING UNIT FOR TWO-BEDROOM UNITS; 600 SQ. FT. PER DWELLING UNIT FOR THREE-BEDROOM OR LARGER UNITS		35 FT.	40 FT.	75 FT.	15 FT.	25 FT.	c
R-12 MOBILE HOME	MOBILE HOMES ON INDIVIDUAL SUBDIVISION LOTS	STORAGE SHEDS, GARAGES	MODEL MOBILE HOMES, MOBILE HOME PARKS, UTILITY SUBSTATIONS	7,500 SQ. FT.	7,500 SQ. FT.	50 FT.	600 SQ. FT.		15 FT.	40 FT.	75 FT.	10 FT.	10 FT.	c,d
B-1 NEIGHBORHOOD BUSINESS DISTRICT	NEIGHBORHOOD SHOPPING CENTER USES	GARAGES, OFF-STREET PARKING, RESIDENTIAL QUARTERS FOR EMPLOYEES	FLEA MARKETS, GAS STATIONS, TAVERNS	10,000 SQ. FT. SEWERED 40,000 SQ. FT. UNSEWERED		75 FT. SEWERED 150 FT. UNSEWERED	RETAIL STORES SHALL NOT EXCEED 2,500 SQ. FT.; AND OFFICES SHALL NOT EXCEED 1,500 SQ. FT.		35 FT.	30 FT.	75 FT.	15 FT.	25 FT.	b,c,e
B-2 COMMUNITY DISTRICT	GENERAL RETAIL SHOPPING USES	GARAGES, OFF-STREET PARKING, RESIDENTIAL QUARTERS AND ACCESSORY APARTMENTS	ANIMAL SHELTERS, AUTOMOTIVE SALES AND SERVICE, FLEA MARKETS, BUS AND RAIL STATIONS	10,000 SQ. FT. SEWERED 40,000 SQ. FT. UNSEWERED		75 FT. SEWERED 150 FT. UNSEWERED			35 FT.	30 FT.	75 FT.	10 FT.	25 FT.	b,c,e
B-3 HIGHWAY BUSINESS DISTRICT	HIGHWAY ORIENTED RETAIL USES	GARAGES, OFF-STREET PARKING, RESIDENTIAL QUARTERS FOR EMPLOYEES	AUTOMOTIVE SALES AND SERVICE, DRIVE-IN THEATERS PERMANENT FLEA MARKETS, TRUCK STOPS, WIND ENERGY CONVERSION SYSTEMS	10,000 SQ. FT. SEWERED 40,000 SQ. FT. UNSEWERED		75 FT. SEWERED 150 FT. UNSEWERED			35 FT.	30 FT.	75 FT.	15 FT.	25 FT.	b,c,e
B-4 PLANNED BUSINESS DISTRICT	LARGER SHOPPING CENTERS	GARAGES, OFF-STREET PARKING	FLEA MARKETS, GAS STATIONS, WIND ENERGY CONVERSION SYSTEMS	2 ACRES		200 FT.			60 FT.	30 FT.	75 FT.	45 FT.	45 FT.	b,c,e
BP-1 BUSINESS PARK DISTRICT	PROFESSIONAL OFFICES, LIGHT MANUFACTURING/ WAREHOUSING	LIMITED ASSOCIATED RETAIL SALES, SUPPORTING INDIV. BUSINESSES	UTILITY SUBSTATIONS, WIND ENERGY CONVERSION SYSTEMS,	3 ACRES		150 FT.			60 FT.	40 FT.	75 FT.	40, 50 FT.	40, 50 FT.	b,c,e
B-94 INTERSTATE HIGHWAY 94 SPECIAL USE BUSINESS DISTRICT	BANKS, CORPORATE HEADQUARTERS, HOTELS, PROFESSIONAL OFFICES	SMALLER BUSINESS USES	OUTDOOR SWIMMING POOLS, UTILITY SUBSTATIONS, WIND ENERGY CONVERSION SYSTEMS	2.5 ACRES		150 FT.			100 FT.	30 FT.	75 FT.	15, 30, 40 FT	5, 30, 40 FT	c

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	PRINCIPAL	ACCESSORY		MINIMUM LOT AREA	MINIMUM LOT AREA PER FAMILY	MINIMUM LOT WIDTH	MINIMUM TOTAL FLOOR AREA	MINIMUM FIRST FLOOR AREA	MAXIMUM BUILDING HEIGHT	STREET YARD(a)	SHORE YARD	SIDE YARD	REAR YARD	
B-5 WHOLESALE TRADE AND WAREHOUSING DISTRICT	WHOLESALE AND BULK SALES, WAREHOUSING	GARAGES, OFF-STREET PARKING, OFFICE AREAS	CONSTRUCTION SERVICES, LUMBER YARDS	10,000 SQ. FT. SEWERED 40,000 SQ. FT. UNSEWERED		75 FT. SEWERED 150 FT. UNSEWERED			35 FT.	30 FT.	75 FT.	25 FT.	25 FT.	b,c,e
M-1 LIMITED MANUFACTURING DISTRICT	LIMITED INDUSTRIAL USES	GARAGES, OFF-STREET PARKING, OFFICES	AUTO REPAIR AND PAINTING, LUMBER YARDS, STORAGE OF EXPLOSIVE OR FLAMMABLE MATERIALS, WHOLESALING, WIND ENERGY CONVERSION SYSTEMS	10,000 SQ. FT. SEWERED 40,000 SQ. FT. UNSEWERED		75 FT. SEWERED 150 FT. UNSEWERED			35 FT.	30 FT.	75 FT.	15 FT.	25 FT.	b,c,e
M-2 HEAVY MANUFACTURING DISTRICT	GENERAL INDUSTRIAL USES	GARAGES, OFF-STREET PARKING, OFFICES	STORAGE, MANUFACTURE AND PROCESSING OF EXPLOSIVE AND FLAMMABLE MATERIALS, PROCESSING OF POTENTIALLY OFFENSIVE SUBSTANCES AND PRODUCTS, OUTSIDE STORAGE, FREIGHT YARDS, SEWAGE TREATMENT PLANTS, WIND ENERGY CONVERSION SYSTEMS	40,000 SQ. FT.		150 FT.			60 FT.	40 FT.	75 FT.	25 FT.	25 FT.	b,c,e
M-3 MINERAL EXTRACTION DISTRICT	NONE	OFF-STREET PARKING, OFFICES	MANUFACTURE OF CEMENT, LIME, AND ASPHALT; MINING OF ROCK, GRAVEL, SAND, AND OTHER MINERALS; WIND ENERGY CONVERSION SYSTEMS	SUFFICIENT AREA FOR ALL USES					60 FT.	100 FT. TO 200 FT.	100 FT. TO 200 FT.	100 FT. TO 200 FT.	100 FT. TO 200 FT.	b,c,e
M-4 SANITARY LANDFILL AND HAZARDOUS WASTE DISPOSAL DISTRICT	NONE	NONE	SANITARY LANDFILLS, GARBAGE INCINERATION OR WASTE REDUCTION, MEDICAL WASTE INCINERATION, RECYCLING CENTERS	10 ACRES		660 FT.			60 FT.	200 FT.	200 FT.	200 FT.	200 FT.	b,c
I-1 INSTITUTIONAL DISTRICT	GOVERNMENT BUILDINGS, CHURCHES, HOSPITALS, SCHOOLS	GARAGE, RESIDENTIAL QUARTERS FOR CARETAKERS	AIRPORTS, CEMETERIES, PRISONS, ELECTRIC GENERATING PLANTS, RADIO/TELEVISION TRANSMISSION FACILITIES, WIND ENERGY CONVERSION SYSTEMS	10,000 SQ. FT. SEWERED 40,000 SQ. FT. UNSEWERED		75 FT. SEWERED 150 FT. UNSEWERED			60 FT.	30 FT.	75 FT.	10 FT.	25 FT.	b,c
PR-1 PARK AND RECREATION DISTRICT	GENERAL PARK AND RECREATION USES	STRUCTURES NECESSARY TO PARK USE	AMUSEMENT PARKS, MASS ASSEMBLIES, CAMPGROUNDS, GOLF COURSES, MARINAS RESORTS, ZOOS, WIND ENERGY CONVERSION SYSTEMS	SUFFICIENT AREAS FOR ALL USES					100 FT.	40 FT.	75 FT.	40 FT.	40 FT.	b,c,e
C-1 LOWLAND RESOURCE CONSERVANCY DISTRICT	EXISTING AGRICULTURAL USES, FISHING, HUNTING, PARKS, FISH HATCHERIES	FISH HATCHERY STRUCTURE, PARK SHELTERS BRIDGES, WALKWAYS	WILDLIFE PONDS PARK AND RECREATION AREAS											
C-2 UPLAND RESOURCE CONSERVANCY DISTRICT	GENERAL FARMING FISHING, HUNTING PARKS, SINGLE-FAMILY DWELLING	FARM BUILDINGS, STORAGE SHEDS, GARAGE, HOME OCCUPATIONS	UTILITY SUBSTATIONS, WIND ENERGY CONVERSION SYSTEMS, BED AND BREAKFAST INNS	5 ACRES	5 ACRES	300 FT.	1,400 SQ.FT.	1,000 SQ.FT.	35 FT.	40 FT.	75 FT.	25 FT.	50 FT.	b,c
FPO FLOODPLAIN OVERLAY DISTRICT	SEE SECTION 12.26-1 FOR SPECIFIC STANDARDS AND REGULATIONS													
FWO CAMP LAKE/CENTER LAKE FLOODWAY OVERLAY DISTRICT	SEE SECTION 12.26-1.5 FOR SPECIFIC STANDARDS AND REGULATIONS													
FFO CAMP LAKE/CENTER LAKE FLOODPLAIN FRINGE OVERLAY DISTRICT	SEE SECTION 12.26-1.7 FOR SPECIFIC STANDARDS AND REGULATIONS													

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ZONING DISTRICT	PERMITTED USES		CONDITIONAL USES	LOT AREA REQUIREMENTS			BUILDING AREA REQUIREMENTS			YARD REQUIREMENTS				SANITARY SEWER SYSTEM
	PRINCIPAL	ACCESSORY		MINIMUM LOT AREA	MINIMUM LOT AREA PER FAMILY	MINIMUM LOT WIDTH	MINIMUM TOTAL FLOOR AREA	MINIMUM FIRST FLOOR AREA	MAXIMUM BUILDING HEIGHT	STREET YARD(a)	SHORE YARD	SIDE YARD	REAR YARD	
HO HISTORICAL OVERLAY DISTRICT				SEE SECTION 12.26-2 FOR SPECIFIC STANDARDS AND REGULATIONS										
ADULT ESTABLISHMENTS				SEE SECTION 12.22-6 FOR SPECIFIC STANDARDS AND REGULATIONS										
PUD PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT				SEE SECTION 12.26-3 FOR SPECIFIC STANDARDS AND REGULATIONS										
AO AIRPORT OVERLAY DISTRICT				SEE SECTION 12.26-5 FOR SPECIFIC STANDARDS AND REGULATIONS										
RURAL CLUSTER DEVELOPMENT OVERLAY DISTRICT				SEE SECTION 12.26-6 FOR SPECIFIC STANDARDS AND REGULATIONS										
TCO TOWN CENTER OVERLAY DISTRICT				SEE SECTION 12.26-7 FOR SPECIFIC STANDARDS AND REGULATIONS										

- a Street yards for local streets. Setback for federal, state, and county highways is 65 feet.
- b Onsite sewage disposal systems.
- c Public sanitary sewer
- d Onsite sewage systems on lots of record.
- e Holding tanks on lots of record.