

Village of Mukwonago
Summary of Current Zoning Districts; April 2016
(Not including December 2015 amendment to R-3 and R-10 that is not effective)

District	General Description	Minimum Lot Size/ Minimum Dimensions	Minimum Building Setbacks	Maximum Building Height	General Location
Residential Districts					
A Agricultural	General farming and farm dwelling	10 acres Width: 300 feet	Street: 50 feet Side: 50 feet Rear: 100 feet	Dwelling: 35 feet Farm building: 100 feet	Scattered; default zone for annexed land
R-1 Single Family Community Residential District	Single family detached	15,000 square feet Width: 100 feet interior lots; 120 feet corner lots	Street: 35 feet Side: 15 feet 1-story 2-story: 15 and 20 feet Rear: 40 feet	30 feet	Newer perimeter subdivision last 20+ years
R-2 Single Family Village Residential District	Single family detached	12,000 square feet Width: 80 feet interior lots; 100 feet corner lots (existing lots—8,712 SF and 66 foot width)	Street: 35 feet Side: 15 feet one-story 2-story: 15 and 20 feet Rear: 40 feet	40 feet	Older residential areas northeast, north, northwest and west of downtown
R-3 Single Family/Transitional Residential District	Permitted Use: Single family detached and 2 family attached; Conditional Use: Multi-family (4.6 DU/AC)	Single Family: 15,000 square feet Width: 80 feet interior lots; 100 feet corner lots 2-Family: 18,000 SF 120/140 feet Multi-family: 35,000 SF 120/140 feet	Street: 35 feet Side: 15 feet one-story 2-story: 15 and 20 feet Rear: Single family: 40 feet 2 family: 50 feet Multi-family: 50 feet	Single and 2-family: 30 feet Multi-family: 45 feet and no more than 2 floors of living area	Various clusters surrounding downtown and along N. Rochester St. (STH 83)
R-4 Residential Planned Unit Development Overlay District	2-family and multi-family modifications allowed for setbacks, greenspace and parking	Conform with base zoning district of site or other if modifications allowed per approval	Conform with base zoning district of site or other if modifications allowed per approval	Conform with base zoning district of site	Once allowed in R-1; in use 10 to 25 years ago in several single family and multi-family projects
R-5 Planned Mobile Home District	Mobile home courts or parks, single family and 2-family permitted	12,000 square feet Width: 80 feet	Street: 35 feet Side: 25 feet driveway side, 15 feet other side Rear: 40 feet	30 feet	No land currently zoned R-5
R-7 Single Family Intermediate Residential District	Single family detached	25,000 square feet Width: 125 feet	Street: 35 feet Side: 15 feet one-story 2-story: 15 and 20 feet Rear: 40 feet	40 feet	No land currently zoned R-7

District	General Description	Minimum Lot Size/ Minimum Dimensions	Minimum Building and Greenspace Setbacks	Maximum Building Height	General Location
R-8 Single Family Estate Residential District	Single Family Detached	37,500 square feet Width: 150 feet	Street: 35 feet Side: 20 feet one-story 2-story: 20 and 25 feet Rear: 40 feet	40 feet	No land currently zoned R-8
R-9 Single Family Rural Residential District	Single Family Detached Conditional Use: 2 family and multi-family existing at time of annexation	37,000 square feet Width: 150 feet existing lots—8,712 SF and 66 foot width)	Street: 35 feet Side: 15 feet one-story 2-story: 15 and 20 feet Rear: 40 feet	40 feet	No land currently zoned R-9
R-10 Multiple-Family District	Multi-family (maximum of 8 DU/AC)	43,560 square feet Width: 120 feet interior lots; 140 feet corner lots	Street: 35 feet Side: 15 feet one-story 2-story: 15 and 20 feet Rear: 40 feet	45 feet and no more than 2 floors of living area	Scattered sites; applied to newer multi-family developments
Business Districts					
B-1 Neighborhood Business District	Neighborhood convenience shopping and service needs	12,000 square feet	Street: 25 feet Side: 10 feet Side when next to residential: 25 feet Rear: 50 feet (all sides 10 foot greenspace)	25 feet	South of downtown and scattered stand-alone sites
B-2 General Business District	Existing areas of business	Maximum: 2 acres Width: 100 feet (min.) Depth: 200 feet (min.)	Street: 10 feet Side: 10 feet Rear: 30 feet (all sides 10 foot greenspace)	35 feet	Majority of downtown, Main Street south of river, north of interchange, north of CTH NN: only business district applied to new growth until 2003.
BFD-1/2 Business Fire District Overlay	Overlay standards of B-1 and B-2 districts in downtown; but newer fire code does not reference fire district; therefore BFD-1/2 no longer applicable	No new lots created, except lots can be combined to not exceed 2 acres	<i>Lots 4,000 sq. ft. or less:</i> Street: 5 feet Side: Zero Rear: 25 feet <i>Lots +4,000 sq. ft.:</i> Street: 10 feet Side: 20 feet Rear: 30 feet	30 feet	Downtown

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B-3 Community Business District	Intended for appropriate locations to allow larger commercial services	1 acre Width: 150 feet Depth: 150 feet	<i>Lots 1 acre or less:</i> Street: 25 feet (25 GS) Side: 25 feet (25 GS) Rear: 50 feet (10 GS) <i>Lots 1+ acre:</i> Street and GS: 8% of lot depth Side and GS: 6% of average street and rear lot lines Rear: 50 feet (10 GS)	35 feet	Some sites north of CTH NN, in Gateway area, far south Main Street
B-4 Commercial Business Design District	Intended for large scale, planned shopping and services	<i>Main Lot:</i> 3 acres Width: 250 feet Depth: 250 feet <i>Outlot:</i> 1.5 acre Width: 150 feet Depth: 150 feet	<i>Main Lot:</i> Street: 100 feet (40 GS) Side: 40 feet (15 GS) Rear: 100 feet (20 GS) <i>Outlot:</i> Street: 25 feet (25 GS) Side: 10 feet (10 GS) Rear: 10 feet (10 GS)	<i>Main Lot:</i> 45 feet <i>Outlot:</i> 30 feet	Gateway/Wolf Run area
B-4 Planned Unit Development Overlay	Allow for flexibility of overall design	Conform with base zoning district of site or other if modifications allowed per approval	PUD allows for modifications to only building setbacks, greenspace location, amount of parking spaces and light pole height.	No modifications allowed for building height	Applied to Home Depot, Wal Mart, YMCA, Aldi Foods and Lynch Dealerships
B-5 Planned Business and Light Industrial Development District	Provide for attractive and aesthetic mixed grouping of offices, medical and light industrial	<i>Main Lot:</i> 3 acres Width: 200 feet Depth: 200 feet <i>Outlot:</i> 1.5 acre Width: 150 feet Depth: 150 feet	<i>Main Lot:</i> Street: 60 feet (40 GS) Side: greater of 50% of building height or 20 feet (20 GS) Rear: 60 feet (20 GS) <i>Outlot:</i> Street: 25 feet (25 GS) Side: 10 feet (10 GS) Rear: 10 feet (10 GS)	<i>Main Lot:</i> 45 feet <i>Outlot:</i> 30 feet	In Gateway south of creek; ProHealth only new development in B-5

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<i>Manufacturing/Industrial Districts</i>					
M-1 Limited Industrial District	Light industrial with limited adverse impacts to neighbors	30,000 square feet Width: 100 feet Depth: 100 feet	Street: 30 feet (30 GS) Side: 15 feet (15 GS) Rear abutting other zones: 30 feet (30 GS) Rear abutting manufacturing: 20 feet (10 GS)	45 feet	Hanks Transportation in Downtown, Lillian Vernon in industrial park, and NW corner of Holz Parkway and Small Farm Road
MFD-1 Limited Industrial Fire Overlay District	Overlay standards for M-1 district in downtown; but newer fire code does not reference fire district; therefore MFD-1 no longer applicable	30,000 square feet Width: 100 feet Depth: 100 feet	Street: 30 feet (30 GS) Side: 15 feet (15 GS) Rear abutting other zones: 30 feet (30 GS) Rear abutting manufacturing: 20 feet (10 GS)	45 feet	Downtown
M-2 Light Industrial	Light Industrial	30,000 square feet Width: 100 feet Depth: 100 feet	Street: 30 feet (30 GS) Side: 15 feet (15 GS) Rear abutting other zones: 30 feet (30 GS) Rear abutting manufacturing: 20 feet (10 GS)	45 feet	Former hardware store in downtown, Horn Feed area along Oakland Ave., small area in industrial park, electrical substation along STH 83 north of river, south of Legend Meadows in Gateway (Gearbox Express site)
MFD-2 Light Manufacturing Fire Overlay District	Overlay standards for M-2 district in downtown; but newer fire code does not reference fire district; therefore MFD-2 no longer applicable	30,000 square feet Width: 100 feet Depth: 100 feet	Street: 30 feet (30 GS) Side: 15 feet (15 GS) Rear abutting other zones: 30 feet (30 GS) Rear abutting manufacturing: 20 feet (10 GS)	45 feet	Downtown
M-3 General Industrial District	More intense industrial	40,000 square feet Width: 125 feet Depth: 125 feet	Street: 25 feet (25 GS) Side: 15 feet (15 GS) Rear: 25 feet (10 GS)	45 feet	No land currently zoned M-3

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M-4 Medium/Heavy Industrial District	Intensive industrial	40,000 square feet Width: 125 feet Depth: 125 feet	Street: 25 feet (25 GS) Side: 15 feet (15 GS) Rear: 35 feet (10 GS)	45 feet	Majority of industrial park
M-5 Heavy Industrial District	Intensive and heavy industrial buffered by less intense M districts	40,000 square feet Width: 125 feet Depth: 250 feet	Street: 100 feet (50 GS) Side: 50 feet (25 GS) Rear: 100 feet (50 GS)	45 feet	No land currently zoned M-5
<i>Other Districts</i>					
P-1 Public and Semipublic District	Public places (Village, schools), parks, cemeteries, religious institutions, etc.	As set by conditional use approval	As set by conditional use approval	As set by conditional use approval	Village, DNR and school owned sites, churches and cemeteries (churches also conditional use in residential districts)
FW Floodway, FC Floodplain Districts and GFP General Floodplain District	No buildings allowed, allows agriculture and recreation, allows parking, streets and stream crossings under certain conditions	Not Applicable	Not Applicable	Not Applicable	Along Mukwonago and Fox Rivers, surrounding Lower Phantom Lake
SW Shoreland Overlay District	Sets building location standards within 300 feet of a navigable waterway or within 1,000 feet of a body of water	Conform with base zoning district of site	50 feet from ordinary high water mark (35 if existing building) and 20 feet from floodplain or wetland boundary	Not Applicable	Along Mukwonago and Fox Rivers, surrounding Lower Phantom Lake