

DRAFT - ZONING DISTRICTS FOR TOWNS – May 2016

AGRICULTURE/NATURAL RESOURCE – 40 (ANR- 40)

The Agriculture/Natural Resource -40 District is established with the intention of promoting the preservation of farmland, a goal established in the Buffalo County Comprehensive Land Use Plan. The purpose of the ANR 40 District is to protect and preserve the historic use of prime soils for agricultural production and raising livestock, with other soil types and steeper slopes protected for natural resource production and harvesting uses such as commercial logging and silviculture. The ANR- 40 District establishes policies intended to ensure the long term stability, productivity, and sustainability of agricultural and natural resource lands and land uses including supporting industries. A maximum non-farm dwelling density of 1 dwelling per 40 acres with a minimum lot size of 2 acres is established for the district. Only one single family dwelling shall be permitted on a lot. It is intended that this district will be certified by the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) as a Farmland Preservation District to permit eligible landowners to receive tax credits under Subchapter IX of Chapter 71, Wis. Stats.

See complete description of the ANR-40 District – Farmland Preservation District

AGRICULTURE/NATURAL RESOURCE – 20 (ANR- 20)

The Agriculture/Natural Resource -20 District is established with the intention of promoting the preservation of farmland, a goal established in the Buffalo County Comprehensive Land Use Plan. The purpose of the ANR 20 District is to protect and preserve the historic use of prime soils for agricultural production and raising livestock, with other soil types and steeper slopes protected for natural resource production and harvesting uses such as commercial logging and silviculture. A maximum non-farm dwelling density of 2 dwellings per 40 acres is established for the ANR-20 district. Only one single family dwelling shall be permitted on a lot. The minimum lot size for a non-farm dwelling in the ANR- 20 District is two acres.

Permitted uses of the district are agricultural (farms) and forestry uses conducted for the purpose of producing an income or livelihood as well as single family dwellings at a density of 2 dwellings per 40 acres. Conditional uses include Home or farm based businesses which are secondary to the use of the premises as well as schools, churches, and sawmill.

AGRICULTURE/NATURAL RESOURCE – 10 (ANR- 10)

The Agriculture/Natural Resource -10 District is established with the intention of promoting the preservation of farmland, a goal established in the Buffalo County Comprehensive Land Use Plan. The purpose of the ANR 10 District is to protect and preserve the historic use of prime soils for agricultural production and raising livestock, with other soil types and steeper slopes protected for natural resource production and harvesting uses such as commercial logging and silviculture. A maximum non-farm dwelling density of 4 dwellings per 40 acres is established for the ANR-10 district. Only one single family dwelling shall be permitted on a lot. The minimum lot size for a non-farm dwelling in the ANR- 10 District is two acres.

Permitted uses of the district are agricultural (farms) and forestry uses conducted for the purpose of producing an income or livelihood as well as single family dwellings at a density of 4 dwellings per 40 acres. Conditional uses include Home or farm based businesses which are secondary to the use of the premises as well as schools, churches, and sawmill.

AGRICULTURE/NATURAL RESOURCE – 5 (ANR- 5)

The Agriculture/Natural Resource -5 District is established with the intention of promoting the preservation of farmland, a goal established in the Buffalo County Comprehensive Land Use Plan. The purpose of the ANR 5 District is to protect and preserve the historic use of prime soils for agricultural production and raising livestock, with other soil types and steeper slopes protected for natural resource production and harvesting uses such as commercial logging and silviculture. A maximum non-farm dwelling density of 8 dwellings per 40 acres is established for the ANR-5 district. Only one single family dwelling shall be permitted on a lot. The minimum lot size for a non-farm dwelling in the ANR- 5 District is two acres.

Permitted uses of the district are agricultural (farms) and forestry uses conducted for the purpose of producing an income or livelihood as well as single family dwellings at a density of 8 dwellings per 40 acres. Conditional uses include Home or farm based businesses which are secondary to the use of the premises as well as schools, churches, and sawmill.

RESIDENTIAL (R)

The Residential District is created to establish and protect the essential characteristics of areas within which predominantly high density residential development not served by public sewer and water facilities should occur, along with certain community and recreational uses to serve the residents of the district. A minimum lot size of 1 acre is established for areas of the district not served by public sewer facilities provided the lot has adequate soils and area for two (2) waste treatment systems. Additionally, this district can be utilized in areas served by public sewer facilities in which case a minimum lot size of .25 acres is required. **Agricultural (farms) and forestry uses conducted for the purpose of producing an income or livelihood are not permitted uses in this district.**

Permitted uses of the district are single family dwellings, duplexes, home occupations, and household pets. Conditional uses include multi-family residences.

CONSERVATION (CONS)

The Conservation District primarily consists of county, state, and federally owned lands established to protect and preserve the natural state of certain areas such as low land swamps, marshes, wetlands, stream beds, slopes, bluffs, wooded areas, water areas and other areas of aesthetic value for the benefit of this and future generations. Development of these areas is discouraged but not prohibited unless federal, state or local ordinances that prohibit development regulate the areas.

County, State, and Federal owned lands protecting natural resources (forests, wetlands, rivers, bluffs etc.) including public parks are examples of permitted uses/properties in the Conservation district.

COMMERCIAL DISTRICT (C)

The Commercial District is created to establish and protect locations in which a wide variety of compatible commercial uses can be located. Within this district, residential development and heavy manufacturing uses are not permitted in the interest of furthering the livelihood of the permitted retail commercial uses and protecting uses from the effects of incompatibility. A minimum lot size of 1 acre is established for areas of the district not served by public sewer facilities provided the lot has adequate soils and area for two (2) waste treatment systems. In areas served by public sewer facilities a minimum lot size of .25 acres is required.

Retail, service and office establishments/uses are examples of permitted uses in the Commercial district.

INDUSTRIAL (I)

The purpose of the district is to accommodate a heavy volume of traffic, the potential need for rail access to lots and the presence of noise and other factors which could pose a nuisance in other districts. The intensity and use of land as permitted in this district is intended to facilitate the total range of industrial uses. The district is also designed to accommodate warehouse and limited commercial uses. A minimum lot size of 1 acre is established for areas of the district not served by public sewer facilities provided the lot has adequate soils and area for two (2) waste treatment systems. In areas served by public sewer facilities a minimum lot size of .25 acres is required.

Manufacturing and Warehouse establishments/uses are examples of permitted uses in the Industrial district.

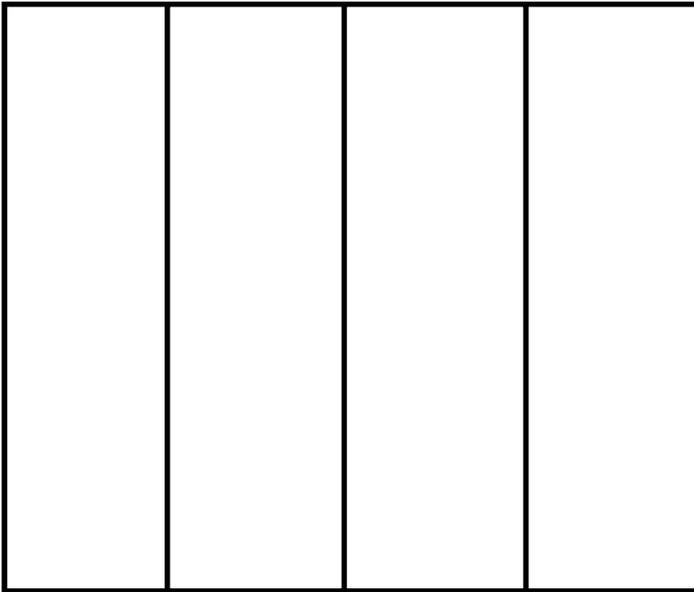
Summary of Draft Buffalo County Zoning Districts (density calculations)

The density based zoning districts are based on the number of single family dwellings permitted per 40 acres. To calculate the single family dwelling density permitted for a property owner, simply take the number of contiguous acres owned by a property owner and divide it by the number associated with the zoning district the property is designated. For example, if a property owner owns 100 acres and the property is zoned in the Agriculture/Natural Resource – 10 district you would divide 100 (acres owned) by 10 (number of district) which equates to 10 single family dwellings (land divisions). Fractional answers of at least .75 or higher will be rounded up to the next whole number. *Existing single family dwellings grandfathered* - It is important to note that any single family dwelling unit which exists on the property to be divided shall not count against the maximum residential density allowed. In addition, the Residential, Conservation, Commercial, and Industrial zoning districts are not density based. The table below is a summary of the districts and described how to calculate single family dwelling density.

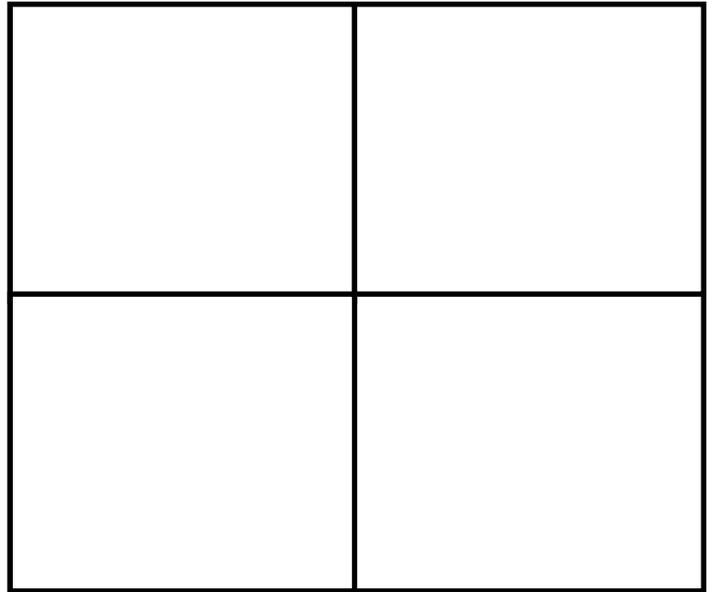
Zoning District	How to Calculate Single Family Dwelling Density	Minimum Lot Size
Agriculture/Natural Resource - 40	Take the acreage owned by a property owner and divide it by 40, the resulting number is the number of single family dwellings (land divisions) permitted. Fractional answers of at least .75 or higher will be rounded up to the next whole number. <i>State of Wisconsin Farmland Preservation requirements limit the number of single family non-farm dwellings to a maximum of four, regardless of the amount of contiguous acres owned by a property owner.</i>	2 Acres
Agriculture/Natural Resource - 20	Take the acreage owned by a property owner and divide it by 20, the resulting number is the number of single family dwellings (land divisions) permitted. Fractional answers of at least .75 or higher will be rounded up to the next whole number.	2 Acres
Agriculture/Natural Resource - 10	Take the acreage owned by a property owner and divide it by 10, the resulting number is the number of single family dwellings (land divisions) permitted. Fractional answers of at least .75 or higher will be rounded up to the next whole number.	2 Acres
Agriculture/Natural Resource - 5	Take the acreage owned by a property owner and divide it by 5, the resulting number is the number of single family dwellings (land divisions) permitted. Fractional answers of at least .75 or higher will be rounded up to the next whole number.	2 Acres
Residential	Not Applicable	1 Acre, .25 acres if served by public sewer
Conservation	Not Applicable	1 Acre
Commercial	Not Applicable	1 Acre, .25 acres if served by public sewer
Industrial	Not Applicable	1 Acre, .25 acres if served by public sewer

Traditional Zoning By Lot Size – 10 Acre Minimum Lot Size

Less Flexibility for Landowners – Only 2 Options For Land Divisions



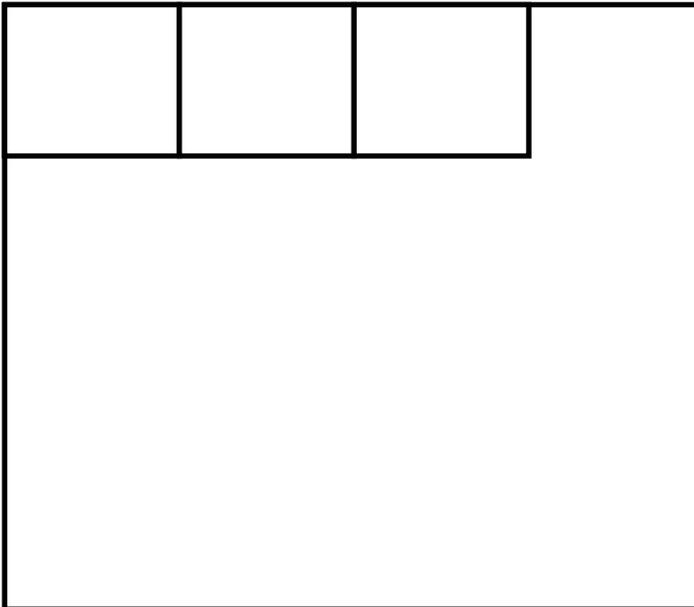
40 Acres



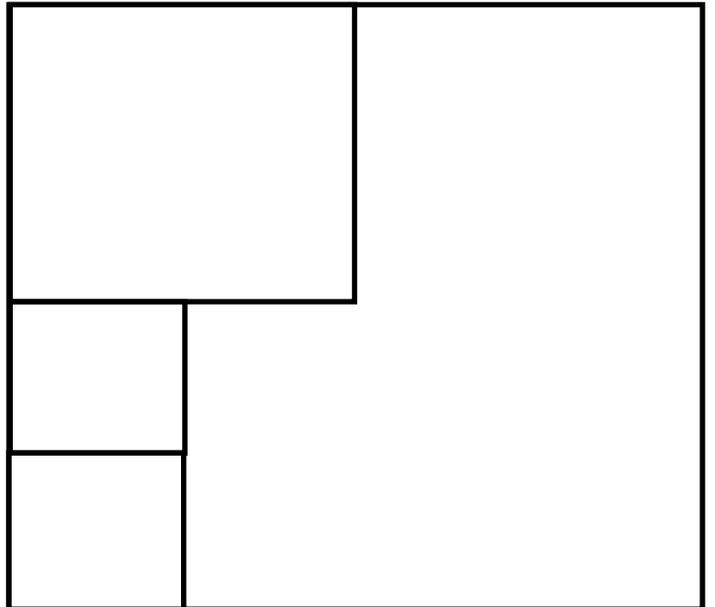
40 Acres

Density Based Zoning – 4 Lots Per 40 Acres 2 Acre Minimum Lot Size

More Flexibility For Landowners – Many Options For Land Divisions
(two examples to illustrate flexibility)



40 Acres



40 Acres