

| Zoning District | Density Allowed |
|------------------------------|---|
| AR-Agriculture-Residential | No limit, minimum 1 lot per 1 acre |
| PA-Primary Agriculture | 2 lots per 40 acres |
| GR-General Rural | 4 lots per 40 acres |
| GRF-General Rural Flexible | 4 lots per 40 acres; flexible up to 8 lots per 40 acres with Town approval criteria |
| RR-8 - Rural Residential 8 | 8 lots per 40 acres |
| RR-12 - Rural Residential 12 | 12 lots per 40 acres |
| RR-20 - Rural Residential 20 | 20 lots per 40 acres |

| County / Town | Lot Size | Notes |
|--|-----------|--|
| Pierce County, Diamond Bluff, Hartland, Isabelle, Maiden Rock, Martell, Rock Elm, Salem, Union | 1 acre | Minimum lot size must be Excluding Right of Way & Easements. Town Board approval <i>not</i> necessary. |
| Clifton* | 3 acres | Excluding Right of Way & Easements. Plan Commission & Town Board requires approval of land divisions before County approval. Ch. 239 St. Croix Riverway Zoning definition “land division” requires a CSM on land 20 acres or less & approval with a CUP from the Board of Adjustment. |
| Ellsworth | 2.5 acres | Excluding Right of Way & Easements. Adopted lot size June 2006. |
| El Paso | 2 acres | Excluding Right of Way & Easements. Adopted lot size Oct. 2008. |
| Gilman* | 2 acres | Excluding Right of Way & Easements. Adopted minimum lot size in Ch. 240 Zoning ordinance in 1998. Adopted Subdivision ordinance March 2013. Plan Commission & Town Board requires approval of land divisions before County approval. 15 acres or less needs CSM. |
| Oak Grove* | 3 acres | Contact the Town for information. Plan Commission & Town Board requires approval of land divisions before County approval. |
| Spring Lake* | 2 acre | Excluding Right of Way & Easements. Adopted Subdivision ordinance June 2012. Plan Commission & Town Board requires approval of land divisions before County approval. |
| Trenton* | 1 acre | Excluding Right of Way & Easements. Plan Commission & Town Board requires approval of land divisions before County approval. 39.5 acres or less needs CSM. |
| Trimbelle | 2.5 acres | Excluding Right of Way & Easements. Adopted lot size Jan. 2006. |
| River Falls* | ? | They have their own zoning authority. Plan Commission & Town Board requires approval of land divisions before County approval. |

CSM needs approval from Town * *Disclaimer: Please verify with the Town, as changes may occur at any Town meeting.*

Per § 240-25C, “Number of residential lots. Parcels of land existing on the effective date of this chapter shall not be divided into residential sites which exceed the allowable number of sites per 40 acres or portion thereof for each district as listed in § 240-23.

1. Calculation. The allowable number of residential lots shall be calculated by multiplying the size of the tract in acres by the maximum residential density per 40 acres. (Example: A parcel of 26 acres in the RR-8 District results in $[(26 \times 8) \div 40] = (208 \div 40) = 5.2$ lots.)
2. Rounding. Any fractional lot resulting from the calculation in Subsection C(1) which is at least .75 shall be rounded up to the next whole number.