

ZONING DENSITY

DENSITY BASED ZONING DISTRICTS:

Primary Agriculture: 2 lots per 40 acres

General Rural: 4 lots per 40 acres

General Rural Flexible: 4 lots per 40 acres,
flexible up to 8 lots per 40 acres (see below)

General Rural Flexible-8: 8 lots per 40 acres

Rural Residential 8: 8 lots per 40 acres

Rural Residential 12: 12 lots per 40 acres

Rural Residential 20: 20 lots per 40 acres

NON-DENSITY BASED ZONING DISTRICTS:

Agriculture-Residential, Commercial,

Light Industrial & Industrial

*All land divisions must meet the minimum lot size
referenced in this brochure.*

EXAMPLE DENSITY CALCULATION

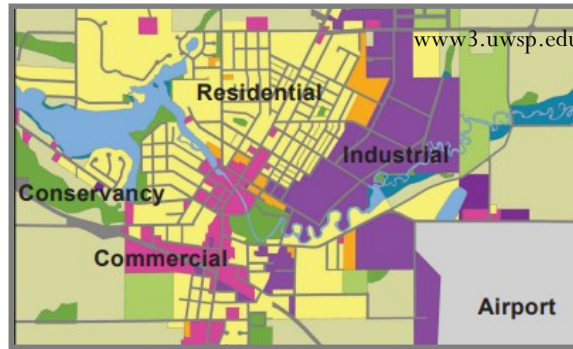
A 20 acre parcel in the RR-8 district = $(20 \text{ acres} \times 8 \text{ lots} \div 40 \text{ acres}) = 4 \text{ lots}$. For more information, refer to Pierce County Zoning Code § 240-25.

CAN DENSITY TRANSFER?

Please contact Department staff to see if you qualify and how to transfer allowable density.

WHAT'S 'FLEXIBLE' WITH GENERAL RURAL FLEXIBLE?

In the GRF district, density can be increased from 4 lots per 40 acres to 8 lots per 40 acres based upon the Town Board's approval. Please contact Department staff to learn more about this and obtain the Town Recommendation Form.



ZONING DISTRICTS

AGRICULTURAL DISTRICTS:

Primary Agriculture (PA)

Agriculture-Residential (AR)

General Rural (GR)

General Rural Flexible (GRF)

RESIDENTIAL DISTRICTS:

Rural Residential 8 (RR-8)

Rural Residential 12 (RR-12)

Rural Residential 20 (RR-20)

COMMERCIAL DISTRICTS:

Commercial (C)

INDUSTRIAL DISTRICTS:

Light Industrial (LI)

Industrial (I)

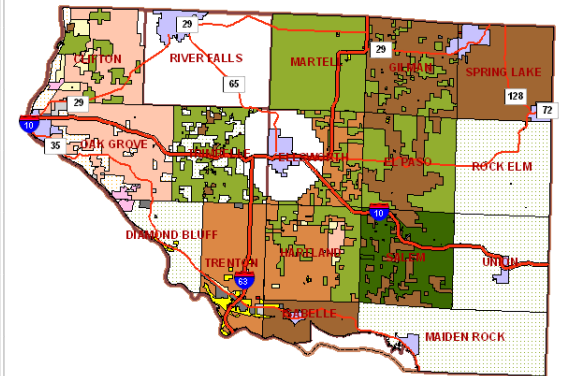


PIERCE COUNTY, WISCONSIN

Department of Land Management
Pierce County Courthouse, PO Box 647, Ellsworth, WI 54011
715-273-6746 or 715-273-6747 www.co.pierce.wi.us

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ZONING DISTRICTS



DEPARTMENT OF
LAND MANAGEMENT

PLANNING, ZONING,
SURVEYING & GIS

715-273-6746 OR 715-273-6747
WWW.CO.PIERCE.WI.US

PIERCE COUNTY ZONING DISTRICTS

So, what is Zoning? Zoning consists of a map and an ordinance that work hand in hand. The zoning ordinance is a set of laws that regulates how land can and cannot be used in an area, or district, designated on the Zoning Map. These laws govern land use, structure density and dimensions, setbacks, and more.

The Pierce County zoning ordinance can be found at www.co.pierce.wi.us under Government, Pierce County Code, and Ch. 240 Zoning. Part of the zoning code, Attachment 1 - Table of Uses, lists allowable land uses in each zoning district. The Pierce County Interactive Map is found at www.co.pierce.wi.us at the bottom of home page with Tax & Land Information, then click on Property Data Search. This can be used to find parcels, base zoning districts, overlay districts, and much more. For assistance, please contact the Land Management Department.

The purpose and intent of each Zoning Districts are listed below:

Primary Agriculture (PA). This district is to maintain, preserve and enhance prime agricultural lands historically utilized for crop production. This district is also intended to provide farmland owners with additional management options by allowing limited residential development but with residential density limits set to maintain the rural characteristics of the district.

Agriculture-Residential (AR). This district is to provide for the continuation of agricultural practices in areas of the county that have historically been devoted to farm operations while providing locations for rural housing opportunities without public sewer and certain recreational and other nonresidential uses.

General Rural (GR). This district is to maintain and

enhance agricultural operations in the county. The district also provides low-density residential development that is consistent with a generally rural environment and allows for non-residential uses which require relatively large land areas and/or are compatible with surrounding rural land.

General Rural-Flexible (GRF). This district is to achieve the same objectives as the General Rural (GR) District but allow a greater density of residential development with the Town Board approval.

Rural Residential-8 (RR-8). This district is to provide for residential development in predominantly rural areas not suited for agricultural uses and served by private septic systems and private wells. The district is intended to protect quality, large-lot residential development from incompatible uses.

Rural Residential-12 (RR-12). This district is to provide for residential subdivision development in predominantly rural areas not suited for agricultural uses and served by private septic systems and private wells. The district is intended to protect residential development from incompatible uses.

Rural Residential-20 (RR-20). This district is to provide for the densest residential development in the rural areas of the county. The district is intended to be used where residential development is without public sewer and water and in locations where such a density of development is compatible with surrounding uses. The district is intended to enhance residential areas by restricting nonresidential development.

Commercial (C). This district is to provide for retail shopping and personal service uses in either a unit or in individual parcels. This district is to provide sufficient space in appropriate locations for certain commercial and other nonresidential uses while affording protection to surrounding properties from excessive noise, traffic, drainage or other nuisance factors.

Light Industrial (LI). This district is primarily for production, processing and assembly plants that are operated so that noise, odor, dust and glare from such operations are completely confined within an enclosed building. Traffic generated by these industries should not produce the volume of traffic generated by heavy industrial uses. The district is also designed to ac-

commodate warehouse and limited commercial uses.

Industrial (I). This district allows industrial uses that are more intensive than those in the Light Industrial (LI) District. The purpose is to accommodate a heavy volume of traffic, the potential need for rail access, the presence of noise, and other factors that 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.

TOWN OF RIVER FALLS ZONING

The **Town of River Falls** did not adopt the Pierce County Zoning Code and administers their own zoning code. For more information, please visit their website: <https://riverfallstown.com/zoning/>



MINIMUM LOT SIZE

New parcels need a minimum lot size, excluding right-of-way & easements, as listed below:

<u>Town</u>	<u>Min. Lot Size</u>
Diamond Bluff, Hartland, Isabelle, Maiden Rock, Martell, Rock Elm, Salem, Trenton, Union	1 acre
El Paso, Gilman, Spring Lake	2 acres
River Falls	2 ac; 1 ac in ETZ
Ellsworth, Trimbelle	2.5 acres
Clifton, Oak Grove	3 acres