

## ZONING DENSITY

- Exclusive Agriculture: 1 lot per 35 acres
- Primary Agriculture: 2 lots per 40 acres
- Agriculture-Residential: 1 lot per 1 acre
- General Rural: 4 lots per 40 acres
- General Rural Flexible: 4 lots per 40 acres; flexible to 8 lots per 40 acres with Town approval criteria
- 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
- Commercial: 1 lot per 1 acre
- Light Industrial & Industrial: 1 lot per 1 acre
- Shoreland-Wetland: 1 lot per 1 acre

## MINIMUM LOT SIZE

New lots must have the minimum lot size excluding right-of-way & easements. The Town of River Falls has its own zoning code (see bottom right inside pamphlet).

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

## EXAMPLE CALCULATION

A 26 acre parcel in the RR-8 district results = (26 acres x 8 lots ÷ 40 acres) = 5 lots. For more information, read the Pierce County Zoning Code § 240-25.

## ZONING DISTRICTS

### AGRICULTURAL DISTRICTS:

- Exclusive Agriculture (EA)
- Primary Agriculture (PA)
- Agriculture-Residential (AR)
- General Rural (GR)
- General Rural Flexible (GRF)
- Shoreland Wetland (S-W)

### 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

Land Management Department  
414 W. Main St, PO Box 647  
Ellsworth, WI 54011



715-273-6747

715-273-6746

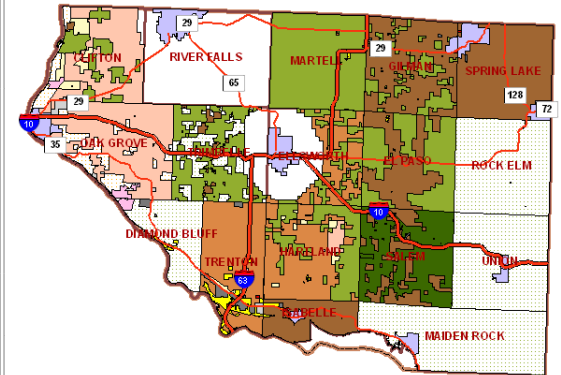
Fax: 715-273-6864

[www.co.pierce.wi.us](http://www.co.pierce.wi.us)

Revised 4/29/2015

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# ZONING DISTRICTS



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# PIERCE COUNTY ZONING DISTRICTS

This pamphlet provides an introduction to Zoning Districts in Pierce County, Wisconsin. Only the general intent of each zoning district is described in the pamphlet, so everyone is welcome to visit the office in the courthouse or call the Land Management Department to get more detailed information. Brad Roy is the Zoning Administrator. The Table of Uses or the Pierce County Ch. 240 Zoning Code are helpful in describing zoning information. This information is located at the Pierce County Home Page ([www.co.pierce.wi.us](http://www.co.pierce.wi.us)) under Pierce County Code or Departments. Staff can also help you navigate the county website.

**Exclusive Agriculture (EA).** This district is established to protect the agricultural industry from scattered non-agricultural development that may displace agricultural uses. The district is not intended to accommodate future nonagricultural growth. This district is intended to help implement the Pierce County Farmland Preservation Plan. Further, it is intended to meet the provisions of the Wisconsin Farmland Preservation Program, as specified in Chapter 91, Wis. Stats., and thereby establish eligibility for tax credits to farm owners as provided in § 71.59, Wis. Stats. It is intended that this district apply to lands included in productive farm operations and which have historically exhibited good crop yields or are capable of such yields; have demonstrated productivity for dairying, livestock raising and grazing; have been used for production of specialty crops, such as tree and plant materials, fruits and vegetables; or have been integral parts of such farm operations. Uses in this district are restricted to agricultural uses and uses consistent with agricultural uses as defined in § 91.01(10), Wis. Stats. No structure or improvement may be built unless consistent with agricultural use. [Amended by Ord. No. 99-11]

**Primary Agriculture (PA).** This district is established to maintain, preserve and enhance prime agricultural lands historically utilized for crop production but which are not included within the Exclusive Agriculture District. 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.

**Agriculture-Residential (AR).** This district is established to provide for the continuation of agricultural practices in areas of the county which 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 established to maintain and enhance agricultural operations in the county. The district also provides for low-density residential development which is consistent with a generally rural environment and allows for nonresidential uses which require relatively large land areas and/or are compatible with surrounding rural land.

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

**Rural Residential-8 (RR-8).** This district is established to provide for residential development in predominantly rural areas not suited for agricultural uses, served by on-site absorption sanitary 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 established to provide for residential subdivision development in rural areas not suited for agricultural uses, served by on-site absorption sanitary systems and private wells. The district is intended to protect residential development from incompatible uses.

**Rural Residential-20 (RR-20).** This district is established to provide for the densest residential development in the unincorporated areas of the county. The district is intended to be used where residential development is encouraged on lots 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 established for retail shopping and personal service uses to be developed either as a unit or in individual parcels to serve the needs of nearby residential neighborhoods as well as the entire county. The purpose of the 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 established 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 accommodate warehouse and limited commercial uses.

**Industrial (I).** This district is established for the purpose of allowing those industrial uses that are more intensive than those uses allowed in the Light Industrial (LI) District. The purpose of the district is to accommodate a heavy volume of traffic, the potential need for rail access to parcels 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.

**Shoreland-Wetland (S-W).** This district is established to preserve, protect and enhance the county's wetlands which are located in shoreland areas; to protect watercourses and navigable waters and the public rights therein; to maintain the purity of water in lakes and streams and prevent pollution thereof; and to protect spawning grounds, fish and habitats for wild flora and fauna. Furthermore, this district is intended to prevent the changing of the natural character of wetlands.

The Town of River Falls has their own zoning authority, so obtain their zoning information by calling Jerome Rodewald, Zoning Administrator, at 715-425-0228 or visit their website at [www.riverfallstown.com](http://www.riverfallstown.com) (click "Zoning Map").