

ZONING DISTRICT CLASSIFICATIONS

- **R-1 Zoning District** *[rural residential detached district]*

The R-1 District is intended to provide for large lot (i.e., maximum density of 1 unit per 5 acres) single family detached residential development in rural areas that are not served by public water or sewage facilities.

- **R-1B Zoning District** *[rural residential detached district]*

The R-1B District is intended to provide for large lot (i.e., maximum density of 1 unit per 2.5 acres) single family detached residential development in rural areas that are not served by public water or sewage facilities.

- **R-2 Zoning District** *[rural residential detached district]*

The R-2 District is intended to provide for large lot (i.e., maximum density of 1 unit per 2 acres) single family detached residential development in rural areas that are not served by public water or sewage facilities. This district shall generally serve as a transition between the City's urban and rural area.

- **R-2B Zoning District** *[suburban residential detached district]*

The R-2B District is intended to provide for large lot (i.e., maximum density of 1 unit per 1.5 acres) single family detached residential development primarily within the City's sewer service area.

- **R-3 Zoning District** *[suburban residential detached district]*

The R-3 District is intended to provide for large lot (i.e., maximum density of 1 unit per acre) single family detached residential development primarily within the City's sewer service area.

- **R-4 Zoning District** *[suburban residential detached district]*

The R-4 District is intended to provide for medium sized lot (i.e., maximum density of 1 unit per 3/4 acres) single family detached residential development within the City's sewer service area.

- **R-5 Zoning District** *[suburban residential detached district]*

The R-5 District is intended to provide for relatively small lot (i.e., maximum density of 1 unit per 1/2 acre) single family detached residential development within the City's sewer service area. The regulations are designed to accommodate specialized housing needs characteristic of reduced lot and home size.

- **R-6 Zoning District** [*suburban residential attached district*]

The R-6 District is intended to provide for high quality medium density (i.e., 4 units per acre) single family attached residential development within the City's sewer service area on land designated in the Land Use Plan map as "single family attached."

- **RM Zoning District** [*multiple family residential district*]

The RM District is intended to provide for high quality, low-density (i.e., 4.35 to 7.26 units per acre) multi-family development within the City's sewer service area on land designated in the Land Use Plan map as "multi-family."

- **A-1 Zoning District** [*agricultural preservation district*]

The A-1 District is intended to maintain, enhance, and preserve prime agricultural lands historically utilized for crop production and the raising of livestock. This district requires a minimum parcel size of 35 acres.

- **A-2 Zoning District** [*general agricultural district*]

The A-2 District is intended to maintain, preserve, and enhance agricultural lands having marginal or transitional farmland value, while at the same time allowing for an estate-type residential development on a minimum parcel size of 10 acres.

- **OA Zoning District** [*agricultural overlay district*]

The OA District is intended to maintain, preserve, and enhance agricultural lands. Residential densities are subject to the underlying based district.

- **AC Zoning District** [*arrival corridor district*]

The Arrival Corridor (AC) district is established to create and enhance the mixed-use character of the Arrival Corridor, to create physical connectivity to the Mequon – Thiensville Town Center, to establish and promote pedestrian character, to protect the natural environment, to mitigate the impacts of vehicular traffic, to establish and maintain mixed-uses that are larger in scale than allowed in the Town Center District, including a broad range of housing types at densities that support the Town Center, and to encourage high-quality design standards throughout the Town Center.

- **TC Zoning District** [*town center district*]

The Town Center (TC) district is established to preserve and enhance the unique character of Mequon's Civic Campus, to create a gateway to the Mequon-Thiensville Town Center, to establish and promote pedestrian character, to protect the natural environment and improve visual and physical access to the Milwaukee River, to mitigate the impacts of vehicular traffic, to establish and maintain small, neighborhood scale mixed uses, including a broad range of housing type at densities that support the Town Center businesses, and to encourage high quality design standards throughout the Town Center.

- **B-1 Zoning District** [*neighborhood business district*]

The B-1 District is intended to generally accommodate the basic day-to-day retail and service needs of persons residing in the nearby residential areas.

- **B-2 Zoning District** [*community business district*]

The B-2 District is intended to accommodate the retail and service needs of the greater community.

- **B-3 Zoning District** [*office and service district*]

The B-3 District is intended to provide for individual or group office and special service uses where the office activity would be compatible with surrounding uses.

- **B-4 Zoning District** [*business park district*]

The B-4 District is intended to provide for the development of an attractive and aesthetically mixed grouping of office and limited light industrial uses in a planned park-like setting.

- **B-5 Zoning District** [*light industrial district*]

The B-5 District is intended to provide for the development of limited industrial and office uses.

- **B-6 Zoning District** [*rural industrial district*]

The B-6 district is established to provide the opportunity for low intensity and low impact industrial development that preserves rural character and viewsheds within the unsewered rural area.

- **B-7 Zoning District** [*rural business district*]

The B-7 district is established to provide the opportunity for low intensity and low impact commercial development that preserves rural character and viewsheds within the unsewered rural area and areas that transition to the rural area.

- **LTD District** [*limited use overlay district*]

The LTD District is intended to provide for the conduct of certain limited business uses which are located adjacent to or in a primary residential area.

- **PUD Zoning District** [*planned unit development district*]

The PUD District allows for flexibility of overall development design that benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining in so far as possible the land use density and other standard or use requirements as set forth in the underlying zoning district.

- **IPS Zoning District** [*institutional and public service district*]

The IPS District is intended to provide, where appropriate, specifically defined areas where public or institutional uses may be permitted. Such uses may be subject to regulatory standards as necessary to insure compatibility with surrounding areas.

- **P-1 Zoning District** [*park and recreation district*]

The P-1 District is intended to provide for areas where the recreational needs, both public and private, of the populous can be met without undue disturbance of natural resources and adjacent uses.

- **FW Zoning District** [*floodway district*]

The FW District is intended to be used to protect people and property from flood damage by prohibiting structural development that would impede the flow of water during periodic flooding within the floodway.

- **FFO Zoning District** [*flood fringe overlay district*]

The FFO District is intended to provide for and encourage the most appropriate use of land and water in designated flood fringe areas subject to periodic flooding.

- **C-1 Zoning District** [*shoreland-wetland conservancy district*]

The C-1 District is intended to control the use of statutory regulated shoreland-wetlands in a manner that promotes the public health, safety, and general welfare.

- **C-2 Zoning District** [*general conservancy district*]

The C-2 District is intended to conserve, protect and enhance areas of ponds, wetlands, woodlands, pour slopes, steep slopes and drainage ways which are not regulated under the floodway district, flood plain fringe overlay district, and shoreland-wetland conservancy district.

LAND USE PLAN MAP CLASSIFICATIONS

- **Residential** [*10+ acre minimum*]

This residential area is intended to provide for large lot (i.e., maximum of 1 unit per 10 acres) single family detached residential development in rural areas that are not served by public water or sewage facilities.

- **Residential** [*5 - 10 acre minimum*]

This residential area is intended to provide for large lot (i.e., maximum density of 5 - 10 acres) single family detached residential development in rural areas that are not served by public water or sewage facilities.

- **Residential** [*1.5 - 5 acre minimum*]

This residential area is intended to provide for large lot (i.e., maximum density of 1.5 - 5 acres) single family detached residential development in rural areas that are not served by public water or sewage facilities.

- **Residential** [*1 - 1.5 acre minimum*]

This residential area is intended to provide for large lot (i.e., maximum density of 1 unit per 1.5 acres) single family detached residential development primarily within the City's sewer service area.

- **Residential** [*plex*]

This residential area is intended to provide for high quality medium density (i.e., 4 units per acre) single family attached residential development within the City's sewer service area on land designated in the Land Use Plan map as "single family attached."

- **Residential** [*multi-family*]

This residential area is intended to provide for high quality, low-density (i.e., 4.35 to 7.26 units per acre) multi-family development within the City's sewer service area on land designated in the Land Use Plan map as "multi-family."

- **Community Commercial**

This commercial area is intended to accommodate the retail and service needs of the greater community.

- **Neighborhood Commercial**

This commercial area is intended to generally accommodate the basic day-to-day retail and service needs of persons residing in the nearby residential areas.

- **Office**

This business area is intended to provide for individual or group office and special service uses where the office activity would be compatible with surrounding uses.

- **Business Park**

This business area is intended to provide for the development of an attractive and aesthetically mixed grouping of office and limited light industrial uses in planned park-like setting.

- **Industrial**

This land use is intended to provide, where appropriate, specifically defined areas where public or institutional uses may be permitted. Such uses may be subject to regulatory standards as necessary to insure compatibility with surrounding areas.

- **Critical Environmental**

This land use is intended to preserve and protect sensitive environmental areas from development.