

Chapter 22.02. Zoning District and Dimensional Standards

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22.02.01. General Provisions

- A. **Purpose.** The purpose of this Chapter is to establish the zoning districts of the City including their purpose, dimensional standards, and allowed encroachments, to:
1. Implement the intent of this Code and the Comprehensive Plan, and the City’s other long-range plans;
 2. Allow for orderly development; and
 3. Protect natural resources.
- B. **Applicability.** The zoning districts established in this Chapter shall apply to all parcels within the City of Waukesha as detailed on the City of Waukesha Zoning Map.

22.02.02. Establishment of Districts

The following zoning districts are established:

- A. **Base Districts.** A base zoning district prescribes a basic set of uniform development regulations for a defined geographic area.

Table 22.02.02(A) Base Districts	
T	Temporary Zoning District
RN-1	Residential Neighborhood District 1
RN-2	Residential Neighborhood District 2
RN-3	Residential Neighborhood District 3
RN-4	Residential Neighborhood District 4
MU	Mixed-Use Commercial District
DC	Downtown Commercial District
GC	General Commercial District
CC	Corridor Commercial District
LM	Light Manufacturing District
GM	General Manufacturing District
OM	Office and Manufacturing Park District
MM	Mixed-Use Manufacturing District
A	Airport District
I	Institutional District
P	Park District
	Lowland Conservancy District

- B. **Overlay Districts.** An overlay district prescribes an additional set of standards for regulations on properties in a defined geographic area within one or more underlying base district. The standards of the overlay district shall supersede the standards of all other applicable district types.

Table 22.02.02(B) Overlay Districts	
ECO	ECO Environmental Conservancy Overlay District
FWO	FWO Floodway Overlay District
FSO	FSO Flood Storage Overlay District
FFO	FFO Flood Fringe Overlay District
HPD	HPD Historic Preservation Overlay District
PUD	PUD Planned Unit Development Overlay District
CN	Community Node Overlay District

22.02.04. Base Zoning Districts Purpose and Intent

- A. **T, Temporary Zoning District.** The T, Temporary Zoning district is established to accommodate the continuation of existing land uses on lands annexed to the City of Waukesha, pending the establishment of a permanent zoning classification.
- B. **RN-1, Residential Neighborhood-1 District.** The RN-1, Residential Neighborhood-1 District is established to accommodate single-family detached residential development on larger lots and to preserve the character of low-density, suburban neighborhoods. It allows for density increases in select areas, ensuring that new development is compatible with the surrounding residential context. The district is also intended to support the integration of accessory dwelling units (ADUs) where appropriate, fostering flexibility for residential growth.
- C. **RN-1, Residential Neighborhood-2 District.** The RN-2, Residential Neighborhood-2 District is established to accommodate the development of moderate density and missing middle residential development while maintaining the established character and scale of neighborhoods. It is designed to support a range of housing options including single family, stacked and side-by-side two-family dwellings, triplexes, quadplexes, cottage home courts, and rowhomes on smaller lots, with a maximum of 4 units per building that meet diverse residential needs within the community.
- RN-3, Residential-3 Neighborhood District.** The RN-3, Residential Neighborhood-3 District is established to support a wide range of residential developments, including single-family, stacked and side-by-side two-family dwellings, triplexes, quadplexes, cottage home courts, multi-unit buildings up to 8 units. This district also accommodates mobile home parks and mobile home subdivisions, as well as tiny homes within a residential setting. Development is intended to be allowed at relatively high densities with a variety of housing types to provide housing options to suit the lifestyle and cost needs of a variety of households, regardless of income, age, and other factors. Housing types should be designed to integrate well within the surrounding environment and should generally be located adjacent to the downtown core, near transit options, and in areas that provide transitions between lower-intensity and higher-intensity uses.
- D. **RN-4, Residential Neighborhood-4 District.** The RN-4, Residential Neighborhood-3 District is intended to accommodate new and existing larger multi-unit developments and their immediate surroundings, providing buffers and transition between commercial, major streets and lower-density neighborhoods. This district promotes development that includes a range of higher density housing types, building configurations, and development styles that are compatible with existing residential contexts, allowing for gradual transitions in density between commercial areas and lower density housing.
- E. **MU, Mixed-Use Commercial District.** MU, Mixed-Use Commercial District is established to create dynamic, walkable areas that combine residential, retail, and service uses. The district

accommodates a range of residential development types, including single-family, duplexes, triplexes, quadplexes, cottage home courts, rowhomes, and multi-unit buildings. This district is intended to support small-scale centers of activity where ground-floor commercial uses are integrated with residential spaces above or adjacent to these businesses. The district aims to foster vibrant, accessible neighborhoods that are well-connected to surrounding areas, with a focus on pedestrian-oriented environments.

- F. **DC, Downtown Commercial District.** The DC, Downtown Commercial District is established to enhance the downtown area as a dynamic hub of commercial, cultural, entertainment, and residential activities. This district encourages primarily vertical mixed-use development that contributes to the vibrancy of the City’s core. Development should be located along property lines to create a sense of enclosure, enhance the pedestrian environment, and create a consistent street wall with activated ground-floor spaces. Upper floors of vertical mixed-use buildings are encouraged to be utilized with residential uses. Development in this district should be designed to serve both pedestrians and motorists, with site and building standards ensuring compatibility with the surrounding urban environment.
- G. **GR, General Commercial District.** The UC, Urban Commercial District is established to support a mix of retail, office, and service businesses at key locations. It encourages a variety of shopping and professional office uses while maintaining compatibility with nearby residential areas. Development should prioritize pedestrian accessibility and integrate with the surrounding environment, ensuring both commercial and office spaces are designed to blend with the neighborhood’s character.
- H. **CC, Corridor Commercial District.** The CC, Corridor Commercial District is established to support the grouping of businesses and office uses along major highway routes and thoroughways, focusing on services that depend on highway traffic or are designed to serve its needs. The allowed uses should be compatible with the surrounding neighborhood, maintaining a balance between commercial activity and residential harmony, with lower intensity development as compared to other business districts. Multi-unit uses are also permitted in this district.
- I. **LM, Light Manufacturing District.** The LM, Light Manufacturing district is established to accommodate manufacturing, assembly, warehousing, distribution, and service-oriented activities, along with related office functions, that do not generate off-site impacts and have limited operational impacts on surrounding areas. This district is designed to foster industrial uses, while ensuring that activities do not negatively impact the surrounding environment due to noise, dust, odor, or other similar factors.
- J. **GM, General Manufacturing District.** The GM, General Manufacturing District is established to accommodate a broad range of manufacturing and industrial activities that support economic development while maintaining compatibility with surrounding areas. The district allows for more intensive industrial uses while ensuring that off-site impacts, such as noise, traffic, and emissions, are minimized. Development is intended to preserve lands designated for industrial

use and should be concentrated in areas that minimize conflicts with incompatible uses, such as near major roadways.

- K. **OM, Limited Business and Industrial Park District.** The OM, Office and Manufacturing Park District is to established to provide for the development of an attractive and aesthetic grouping of limited light industrial uses, offices, corporate headquarters, and support facilities in a campus-style setting. The district is further intended to promote properly arranged traffic and parking facilities, and to promote landscaping which will provide for an attractive setting, minimizing adverse effects upon the adjoining or surrounding areas.
- L. **MM, Mixed-Use Manufacturing District.** The MM, Mixed-Use Manufacturing District is established to provide for a variety of light industrial and manufacturing uses, while also allowing for a combination of commercial uses, including retail and service activities along high-traffic arterial corridors within, and adjoining the district. The MM district may be used to serve as a transition between industrial areas and commercial districts.
- M. **A, Airport District.** The A, Airport District is to establish standards for the development of municipally owned airports, including the development of public and private buildings, structures, landing and navigational aids, and facilities.
- N. **I, Institutional District.** I, Institutional District is established to accommodate civic and institutional uses, municipal facilities, educational facilities, utilities, and noncommercial places of assembly or worship. Development in the district should be located near residential uses to serve the community, while also ensuring sufficient vehicular and pedestrian access.
- O. **P, Park District.** The P, Park District is established to provide for public and private open space, parkland, and recreational facilities.
- P. **C-1, Lowland Conservancy District.** The C-1, Lowland Conservancy District is established to preserve, protect, and enhance the ponds, streams, shorelands, and wetland areas of the City of Waukesha. The preservation, protection, and enhancement of these areas will serve to maintain safe and healthful conditions; maintain and improve water quality, both ground and surface; maintain storm and floodwater storage capacity; control storm water runoff; protect stream banks from erosion; protect groundwater recharge and discharge areas; protect wildlife habitat; protect native plant communities; avoid the location of structures on soils which are generally not suitable for use; and protect the water-based recreation resources of the City. Boundaries of the C-1 District are based on the Wisconsin Wetland Inventory Maps for the City of Waukesha, dated (month, year) , and stamped "FINAL," and include, but are not limited to, all shoreland wetlands, five acres or greater in area shown on those maps.

22.02.05. Overlay Zoning Districts Purpose and Intent

- A. **ECO Environmental Conservancy Overlay District.** The purpose of the ECO Environmental Conservancy Overlay District is to preserve, protect, enhance, and restore all significant woodlands, wildlife habitat areas, areas of rough or steep topography, and related scenic areas. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the City without disturbing the requirements of the underlying basic use district.
- B. **Floodway (FW) District.** The Floodway District is the Channel of a river or stream and those portions of the Floodplain adjoining the Channel required to carry the regional floodwaters, within AE Zones as shown on the FIRM, or within A Zones shown on the FIRM when determined according to §24.08(5).
- C. **Flood Fringe (FF) District.** The Flood Fringe District is that portion of a riverine special flood hazard area outside the Floodway within AE Zones on the FIRM, or, when Flood-way limits have been determined according to §24.08(5), within A Zones shown on the FIRM.
- D. **General Floodplain (GFP) District.** The General Floodplain District is those riverine areas that may be covered by floodwater during the regional flood in which a Floodway boundary has not been delineated on the FIRM and also includes shallow flooding areas identified as AH and AO zones on the FIRM.
- E. **Flood Storage (FS) District.** The Flood Storage District is that area of the Floodplain where storage of floodwaters is calculated to reduce the regional flood discharge.
- F. **HPD Historic Preservation Overlay District.** The purpose of the HPD Historic Preservation Overlay District is to protect, enhance, and preserve districts, sites, and structures that represent or reflect elements of the City's cultural, social, economic, political, and architectural history; safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts; stabilize and improve property values; foster civic pride in the beauty and accomplishments of the past; protect and enhance the City's attractions to residents, tourists, and visitors for education, pleasure and general welfare; serve as a support and stimulus to business and industry; and strengthen the economy of the City.
- G. **PUD Planned Unit Development Overlay District.** The PUD Overlay district is established to achieve high quality, creative, and innovative land planning and site design that furthers the objectives of the City, as detailed in **Section ##-##-##**, but which cannot be achieved through the strict application of the development and design standards of this Code. The PUD Overlay district provides a process by which customized development and design standards may be approved that meet the needs and character of the site-specific features and context of the district.
- H. **Community Node Overlay District.**

22.02.06. Zoning Map, Annexed Land, Vacations, and District Boundaries

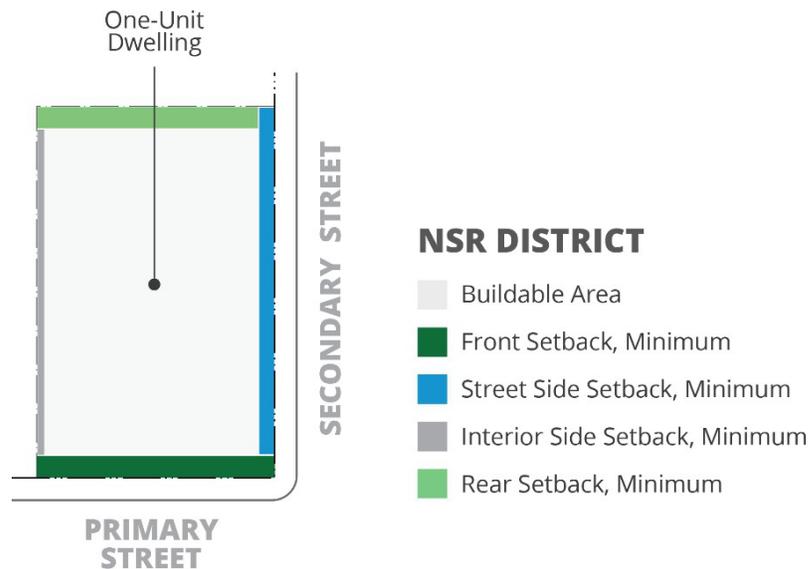
- A. **Official Zoning Map.** The boundaries of the zoning districts are established and shown on the official zoning map. This map, along with all notifications, references, data, district boundaries, and amendments, shall be considered part of these regulations. The zoning map shall be attested by the Mayor and City Clerk and kept on file in the office of the City Clerk.
- B. **District Boundary Lines.** The boundaries of districts on the zoning map shall be determined as follows:
1. **District Boundaries.** In all districts except the C-1 Lowland Conservancy District, ECO Upland Conservancy Overlay District, FWO Floodway Overlay District, FSO Flood Storage Overlay District, and FFO Floodfringe Overlay District, the district boundaries shall follow the lot or property lines.
 - a. **C-1 Lowland Conservancy District.** The C-1 District is based on the Wisconsin Wetland Inventory Maps for the City of Waukesha, dated April 10, 1986, and stamped "FINAL," and includes all shoreland wetlands five acres or greater, as shown on those maps. The wetlands illustrated are intended to serve as representations of wetland limits. Precise wetland delineations shall be made through field investigations prior to development to verify C-1 District boundaries.
 - b. **ECO Upland Conservancy Overlay District.** The boundaries of the Upland Conservancy Overlay District align with the property lines of parcels containing important woodlands, steep slopes, wildlife habitats, scenic vistas, viewpoints, and other key natural resource features.
- C. **Boundaries Interpretations.** In cases where the exact location of a district boundary is in question, the Board of Zoning Appeals shall determine the boundary line.
1. **Vacations.** Whenever a street, alley, or other public way is vacated by official action as provided by law, the zoning district adjacent to the side of the public way will automatically extend to include the vacated right-of-way. If the vacated street is adjacent to more than one district, the vacated land shall be split to align with the boundary lines of the adjacent districts and shall be subject to the regulations of each district. The vacated land will then be subject to all regulations of the extended district(s).

22.02.07. Bulk and Dimensional Standards

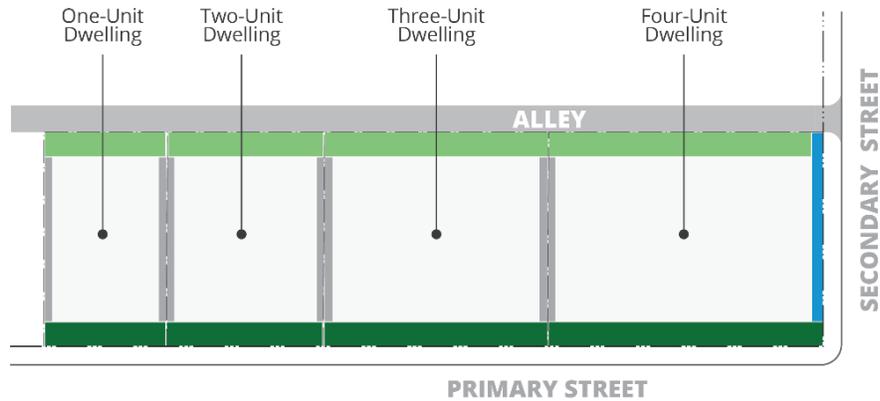
A. Calculation of Bulk and Dimensional Standards.

1. **Lot Width.** Lot width shall be measured as the distance between the side lot lines of a lot at right angles to its depth along a straight line parallel to the front lot line at the building setback.
2. **Yard Setbacks.**
 - a. Required yard setbacks shall be measured as the horizontal distance from the center point of the applicable lot line into the interior of the lot for the minimum distance specified in Table ##-##-##. For platting purposes, refer to Section ##-##-## for additional requirements.
 - b. The span of a yard setback shall be measured as follows.
 - i. **Front-street Yard.** From the front property line to the building setback line, parallel to the front property line.
 - ii. **Street-side Yard.** From the front yard setback line to the rear lot line.
 - iii. **Interior Side Yard.** From the front yard setback line to the rear yard setback line.

Rear Yard. From the rear lot line to the nearest point of the principal structure.



EXAMPLE DIAGRAM ONLY – REFERENCES MAY NOT MATCH TEXT



**NR DISTRICT
WITH ALLEY**

- Buildable Area
- Front Setback, Minimum
- Street Side Setback, Minimum
- Interior Side Setback, Minimum
- Rear Setback, Minimum

EXAMPLE DIAGRAM ONLY – REFERENCES MAY NOT MATCH TEXT

3. **Building Height.** Building height shall be the vertical distance from the average lot grade to the highest point of the building. The highest point of the building shall be measured as follows for different roof types.
 - a. **Flat and Shed Roofs.** To the highest point of the roof.
 - b. **Gable, Hip, and Gambrel Roofs.** To the mean height between the principal eave and the peak of the roof.
 - c. **Mansard Roofs.** To the deck line of the roof.

- A. **Bulk and Dimensional Standards in Residential Neighborhood-1 and Residential Neighborhood-2 Districts.** Table ##-##-## establishes the bulk and dimensional standards for the development or the use of a lot in each Residential Neighborhood-1 and Residential Neighborhood-2 Districts.

Table ##-##-##: Residential Neighborhood-1 and Residential Neighborhood-2 Districts Bulk and Dimensional Standards			
Standard	RN-1	RN-2	
		w/ Alley	w/o Alley
<i>Lot Standards (Minimum)</i>			
One-Two Unit Dwelling Lot Area (sq ft)	12,000	4,500	6,000
Three-Four Unit Dwelling Lot Area (sq ft)	n/a	6,000	8,000
Rowhome Lot Area (sq ft)	n/a	2,000	2,000
Cottage Home Court Lot Area (sq ft)	1 acre	12,000	12,000
One to Two Unit Dwelling Lot Width (ft)	80	40	50
Three to Four Unit Dwelling Lot Width (ft)	n/a	50	50
Rowhome Lot Width (ft) per unit	n/a	25	25
Cottage Home Court Lot Width (ft) per development	100	50	50
<i>Yard Setbacks (Minimum) [3]</i>			
Front (ft), Minimum	25	15 [3]	15 [3]
Street Side, Minimum [1]	15	15	15
Interior Side (ft)	10	5 [2]	5 [2]
Rear (ft)	35	30	30
<i>Building Standards (Maximum)</i>			
Height (ft)	40	40	40
<i>Notes</i>			
[1] Setback shall be adjusted to the average of neighboring properties, but shall not be less than 10 feet or exceed the applicable setback.			
[2] The minimum setback shall be 10 feet between building structures.			
[3] Garage doors shall be set back a minimum of 25 feet from the front and street side lot line, 35 feet from the interior side lot line, and 8 feet from the alley.			

- B. **Bulk and Dimensional Standards in Residential Neighborhood and Transitional Neighborhood Districts.** Table ##-##-## establishes the bulk and dimensional standards for the development or the use of a lot in Urban Neighborhood and Transitional Neighborhood districts.

Table ##-##-##: Residential Neighborhood-3 and Residential Neighborhood-4 Districts Bulk and Dimensional Standards		
Standard	RN-3	RN-4
<i>Lot Standards (Minimum)</i>		
Lot Area (sq ft)	5,500	4,500
Lot Width (ft)	40	40
<i>Yard Setbacks (Minimum)</i>		
Front (ft)	15	15
Street Side (ft)	15	15
Interior Side (ft)	5	5
Rear (ft)	40	40
<i>Building Standards (Maximum)</i>		
Height (ft) [1]	40	60
<i>Notes</i>		
[1] Building height may be increased if affordable housing units are included per Section ##-##-##.		

- C. **Bulk and Dimensional Standards in Mixed-Use and Commercial Districts.** Table ##-##-## establishes the bulk and dimensional standards for the development or the use of a lot in each mixed-use and commercial districts.

Table ##-##-##: Mixed-Use and Non-Residential Districts Bulk and Dimensional Standards				
Standard	MU	DC	GC	CC
<i>Lot Standards (Minimum)</i>				
Lot Area (sq ft)	5500	n/a	7500	10,000
Lot Width (ft)	50	n/a	55	75
<i>Yard Setbacks</i>				
Front (ft) Minimum	5	1	10	15
Front (ft) Maximum	15	15	25	n/a
Street Side (ft) Minimum	5	1	10	15
Street Side (ft) Maximum	15	15	25	n/a
Interior Side (ft)	5 [3]	n/a	10	10
Rear (ft)	25	n/a	25	25
<i>Building Standards</i>				
Height, Maximum (ft) [2]	60	n/a	60	n/a
Height, Minimum (stories)	n/a	2	n/a	n/a
<i>Notes</i>				
[1] Building height may be increased if affordable housing units are included per Section ##-##-##.				
[2] Buildings adjacent to residential development shall meet the building height transition standards of Section ##-##-##.				
[3] The minimum setback shall be 10 feet between buildings.				

D. **Bulk and Dimensional Standards in all Manufacturing districts.** Table ##-##-## establishes the bulk and dimensional standards for the development or the use of a lot in all other districts.

Table ##-##-##: Manufacturing Districts Bulk and Dimensional Standards				
Standard	LM	GM	OM	MM
<i>Lot Standards (Minimum)</i>				
Lot Area (sq ft)	n/a	n/a	20,000	n/a
Lot Width (ft)	n/a	n/a	90	n/a
<i>Yard Setbacks (Minimum)</i>				
Front (ft)	15	15	25	25
Street Side (ft)	15	5	25	25
Interior Side (ft)	10	10	10	10
Rear (ft)	25	25	25	25
<i>Building Standards (Maximum)</i>				
Height (ft)	n/a [1]	n/a [1]	n/a	n/a
<i>Notes</i>				
[1] Buildings adjacent to residential development shall meet the building height transition standards of Section ##-##-##.				

E. **Bulk and Dimensional Standards in all Other Districts.** Table ##-##-## establishes the bulk and dimensional standards for the development or the use of a lot in all other districts.

Table ##-##-##: All Other Districts Bulk and Dimensional Standards				
Standard	A	I	P	C-1
<i>Lot Standards (Minimum)</i>				
Lot Area (sq ft)	[1]	10,000	n/a	n/a
Lot Width (ft)		75	n/a	n/a
<i>Yard Setbacks (Minimum)</i>				
Front (ft)	25	25	[2]	n/a
Street Side (ft)	25	25		
Interior Side (ft)	NA	10		
Rear (ft)	NA	30		
<i>Building Standards (Maximum)</i>				
Height (ft)	[3]	n/a	n/a	n/a
<i>Notes</i>				
[1] Shall meet Federal Aviation Administration (FAA) design standards.				
[2] For parcels over 2 acres, buildings shall be 40 feet from lot lines. For parcels 2 acres or less, structures shall be 20 feet from lot lines, or 50 feet from adjacent residential buildings.				
[3] FAA approval and compliance with Waukesha County Height Limitation required.				

22.02.08. Exceptions to Bulk and Dimensional Standards

A. Allowed Yard Encroachments.

Table #####. Allowed Encroachments into Required Yard Setbacks		
Encroachment Type	Allowed Location	Limitations of Encroachment
Uncovered Stairs, Landings, and Fire Escapes	Any required yard	May encroach up to six feet into the required yard but must be at least three feet from any lot line.
Architectural Projections	Any required yard	May encroach up to three feet into the yard area. This includes chimneys, flues, sills, eaves, bay windows, belt courses, and ornaments. (These projections may encroach up to three feet into the required setback area, but shall remain at least three feet from the lot line).
Decks (Attached or Detached)	Any required yard	Shall comply with the standards of Section ###
Off-Street Parking	All districts	Shall comply with the standards of Section ###
Landscaping and Vegetation	Any required yard	Shall comply with the standards of Section ###
Computation of Depth of Rear Yards	Rear yard abutting an alley	One-half the width of the alley may be included as part of the required rear yard. Projections or overhangs shall not be closer than five feet to the lot line.
Handicapped Access	Any required yard	Structural additions to allow handicapped access may be permitted by the Building Inspector, provided they meet structural soundness requirements and minimize visual impact, as outlined in Section ### of the Code.

- B. **Height Exceptions.** The following are exempted from height limit requirements, provided that no portion of the exempted structure may be used for human occupancy:
1. **Architectural Features.** Structures such as spires, belfries, parapet walls, cupolas, domes, flues, and chimneys
 2. **Utility Structures.** Utility structures including water towers; electric, power and communication transmission lines; elevator penthouses; manufacturing equipment and necessary mechanical appurtenances; cooling towers; fire towers; substations; and smokestacks.
 3. **Communication Structures.**
 - a. Television transmission relay towers and receiving antennas; and
 - b. Observation towers, and earth station dish antennas when mounted on the roof of a principal structure.
 - i. All requirements set forth in **Section #####** and established by the Federal Communications Commission shall be met.