

ZONING

500 Attachment 2

Town of Barton

**Table 2
Nonresidential Development Standards**

**Table 2A
NHB Neighborhood and Hamlet Business District
Development Standards¹**

| Type of Standard | Standard |
|--|--|
| Landscape Surface Ratio and Floor Area | |
| Minimum landscape surface ratio (LSR) | 0.45 (a) |
| Alternative minimum landscape surface ratio (LSR) with required mitigation (see § 500-139) | 0.35 |
| Maximum gross floor area ratio (GFAR) | 0.31 (a) |
| Maximum net floor area ratio (NFAR) | 0.53 (a) |
| Lot Dimensional Requirements | |
| Minimum district area (acres) | 2 |
| Minimum lot area (square feet) | 10,000 with public sanitary sewer; 40,000 with on-site sewage disposal system |
| Minimum lot width at setback line (feet) | 85 with public sanitary sewer; 125 with on-site sewage disposal system |
| Minimum front yard (feet) | 25 (b) |
| Minimum side yard (feet) | 10 (b) |
| Minimum side yard on corner lot (feet) | 25 (b) |
| Minimum rear yard (feet) | 20 (b) |
| Minimum shore yard (feet) | 75 |
| Minimum Total Living Area per Commercial Apartment Dwelling Unit (DU) (square feet) | |
| For fewer than 3 DUs per structure for 1-bedroom DU | 900 (plus 200 for each bedroom over 1 bedroom) |
| For 3 or more DUs per structure | Use requirements for R-10 District (see Table 1L) |
| Maximum Building Height | |
| Principal structure (stories/feet) | 2.0/35 |
| Accessory structure (stories/feet) | 1.0/25 |

NOTES:

- (a) For commercial apartments permitted on a second level only, the minimum landscape surface ratio (LSR) for the entire site shall be 0.50; the maximum gross floor area ratio (GFAR) shall be 0.37; and the maximum net floor area ratio (NFAR) shall be 0.74.
- (b) See Article XVIII for the determination of minimum required buffer yards. See § 500-115 for increased setback requirements along arterial streets and highways.

¹ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

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**Table 2B
CB Community Business District
Development Standards**

| Type of Standard | Standard |
|--|---|
| Landscape Surface Ratio and Floor Area | |
| Minimum landscape surface ratio (LSR) | 0.40 (a) |
| Alternative minimum landscape surface ratio (LSR) with required mitigation (see § 500-139) | 0.30 |
| Maximum gross floor area ratio (GFAR) | 0.34 (a) |
| Maximum net floor area ratio (NFAR) | 0.53 (a) |
| Zoning District and Lot Dimensional Requirements | |
| Minimum number of contiguous parcels (for new development only) | 2 |
| Minimum zoning district area (acres) | 10 |
| Minimum lot area (square feet) | 40,000 |
| Minimum lot width at setback line (feet) | 150 |
| Minimum front yard (feet) | 25 (b) |
| Minimum side yard (feet) | 10 (b) |
| Minimum side yard on corner lot (feet) | 25 (b) |
| Minimum rear yard (feet) | 20 (b) |
| Minimum shore yard (feet) | 75 |
| Minimum Total Living Area per Commercial Apartment Dwelling Unit (DU) (square feet) | |
| For fewer than 3 DUs per structure for 1-bedroom DU | 900 (plus 200 for each bedroom over 1 bedroom) |
| For 3 or more DUs per structure | Use requirements for R-10 District (see Table 1L) |
| Maximum Building Height | |
| Principal structures (stories/feet): | |
| Retail | 2.0/35 |
| Office | 3.0/45 |
| Accessory structure (stories/feet) | 1.0/25 |

NOTES:

- (a) For commercial apartments permitted on a second level only, the minimum landscape surface ratio (LSR) for the entire site shall be 0.50; the maximum gross floor area ratio (GFAR) shall be 0.37; and the maximum net floor area ratio (NFAR) shall be 0.74.
- (b) See Article XVIII for the determination of minimum required buffer yards. See § 500-115 for increased setback requirements along arterial streets and highways.

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**Table 2C
FB Freeway Interchange Business District
Development Standards**

| Type of Standard | Standard |
|--|---|
| Landscape Surface Ratio and Floor Area | |
| Minimum landscape surface ratio (LSR) | 0.35 (a) |
| Alternative minimum landscape surface ratio (LSR) with required mitigation (see § 500-139) | 0.30 |
| Maximum gross floor area ratio (GFAR) | 0.34 (a) |
| Maximum net floor area ratio (NFAR) | 0.42 (a) |
| Zoning District and Lot Dimensional Requirements | |
| Minimum zoning district area (acres) | 10 |
| Minimum lot area (square feet) | 40,000 (c) |
| Minimum lot width at setback line (feet) | 150 |
| Minimum front yard (feet) | 40 (b) |
| Minimum side yard (feet) | 10 (b) |
| Minimum side yard on corner lot (feet) | 40 (b) |
| Minimum rear yard (feet) | 30 (b) |
| Minimum shore yard (feet) | 75 |
| Minimum Total Living Area per Commercial Apartment Dwelling Unit (DU) (square feet) | |
| For fewer than 3 DUs per structure for 1-bedroom DU | 900 (plus 200 for each bedroom over 1 bedroom) |
| For 3 or more DUs per structure | Use requirements for R-10 District (see Table 1L) |
| Maximum Building Height | |
| Principal structure (stories/feet) | 2.0/35 |
| Accessory structure (stories/feet) | 1.0/25 |

NOTES:

- (a) For commercial apartments permitted on a second level only, the minimum landscape surface ratio (LSR) for the entire site shall be 0.50; the maximum gross floor area ratio (GFAR) shall be 0.37; and the maximum net floor area ratio (NFAR) shall be 0.74. The minimum required landscape surface ratio (LSR) may be reduced by 0.05 and GFAR increased proportionally if primary access to the property is afforded by a single access drive shared with an abutting property. Proof of the grant of such access easement is required by the Town.
- (b) See Article XVIII for the determination of minimum required buffer yards. See § 500-115 for increased setback requirements along arterial streets and highways.
- (c) For all land uses, except restaurants, the minimum lot size may be reduced to 30,000 square feet if primary access to the property is afforded by a single access drive shared with an abutting property. Proof of the grant of such access easement(s) is required by the Town.

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Table 2D
LM Limited Manufacturing District
Development Standards

| Type of Standard | Standard |
|--|----------|
| Landscape Surface Ratio and Floor Area | |
| Minimum landscape surface ratio (LSR) | 0.40 |
| Alternative minimum landscape surface ratio (LSR) with required mitigation (see § 500-139) | 0.30 |
| Maximum gross floor area ratio (GFAR) | 0.42 (a) |
| Maximum net floor area ratio (NFAR) | 0.85 (a) |
| Lot Dimensional Requirements | |
| Minimum lot area (square feet) | 40,000 |
| Minimum lot width at setback line (feet) | 150 |
| Minimum front yard (feet) | 30 (b) |
| Minimum side yard (feet) | 20 (b) |
| Minimum side yard on corner lot (feet) | 30 (b) |
| Minimum rear yard (feet) | 30 (b) |
| Minimum shore yard (feet) | 75 |
| Maximum Building Height | |
| Principal structure (stories/feet) | 3.0/40 |
| Accessory structure (stories/feet) | 1.0/25 |

NOTES:

- (a) For warehousing uses, the maximum gross floor area ratio (GFAR) shall be 0.89; and the maximum net floor area ratio (NFAR) shall be 1.48.
- (b) See Article XVIII for the determination of minimum required buffer yards. See § 500-115 for increased setback requirements along arterial streets and highways.

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**Table 2E
BP Business Park District
Development Standards**

| Type of Standard | Standard |
|--|----------|
| Landscape Surface Ratio and Floor Area | |
| Minimum landscape surface ratio (LSR) | 0.45 |
| Alternative minimum landscape surface ratio (LSR) with required mitigation (see § 500-139) | 0.40 |
| Maximum gross floor area ratio (GFAR) | 0.47 (a) |
| Maximum net floor area ratio (NFAR) | 0.85 (a) |
| Zoning District and Lot Dimensional Requirements | |
| Minimum district area (acres) | 20 |
| Minimum lot area (square feet) | 40,000 |
| Minimum lot width at setback line (feet) | 150 |
| Minimum front yard (feet) | 50 (b) |
| Minimum side yard (feet) | 20 (b) |
| Minimum side yard on corner lot (feet) | 50 (b) |
| Minimum rear yard (feet) | 40 (b) |
| Minimum shore yard (feet) | 75 |
| Maximum Building Height | |
| Principal structure (stories/feet) | 3.0/40 |
| Accessory structure (stories/feet) | 1.0/35 |

NOTES:

- (a) For warehousing uses, the maximum gross floor area ratio (GFAR) shall be 0.81; and the maximum net floor area ratio (NFAR) shall be 1.48.
- (b) See Article XVIII for the determination of minimum required buffer yards. See § 500-115 for increased setback requirements along arterial streets and highways.

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Table 2F
QE Quarrying and Extractive District
Development Standards

| Type of Standard | Standard |
|--|----------------------------|
| Landscape Surface Ratio and Floor Area | |
| Minimum landscape surface ratio (LSR) | 0.50 |
| Alternative minimum landscape surface ratio (LSR) with required mitigation (see § 500-139) | 0.45 |
| Maximum gross floor area ratio (GFAR) | 0.37 |
| Maximum net floor area ratio (NFAR) | 0.74 |
| Zoning District and Lot Dimensional Requirements | |
| Minimum district area (acres) | 10 |
| Minimum lot area (square feet) | 10 acres (a) 40,000 (b) |
| Minimum lot width at setback line (feet) | 330 (a) 150 (b) |
| Minimum front yard (feet) | — (c) |
| Minimum side yard (feet) | — (c) |
| Minimum side yard on corner lot (feet) | — (c) |
| Minimum rear yard (feet) | — (c) |
| Minimum shore yard (feet) | 75 |
| Maximum Building Height | |
| Principal structure (stories/feet) | 2.0/35 |
| Accessory structure (stories/feet) | 100 feet |

NOTES:

- (a) A minimum of 10 acres with a minimum lot width of 330 feet is required for all quarrying/extractive uses.
- (b) Minimum required lot area and width for all other uses except quarrying and extractive uses.
- (c) See Article XVIII for the determination of minimum required buffer yards and Article X for special use standards for quarrying and extractive uses. See § 500-115 for increased setback requirements along arterial streets and highways.

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**Table 2G
I Institutional District
Development Standards**

| Type of Standard | Standard |
|--|---|
| Landscape Surface Ratio and Floor Area | |
| Minimum landscape surface ratio (LSR) | 0.40 (a) |
| Alternative minimum landscape surface ratio (LSR) with required mitigation (see § 500-139) | 0.30 |
| Maximum gross floor area ratio (GFAR) | 0.38 (a) |
| Maximum net floor area ratio (NFAR) | 0.63 (a) |
| Lot Dimensional Requirements | |
| Minimum lot area (square feet) | 40,000 |
| Minimum lot width at setback line (feet) | 150 |
| Minimum front yard (feet) | 30 (b) |
| Minimum side yard (feet) | 10 (b) |
| Minimum side yard on corner lot (feet) | 20 (b) |
| Minimum rear yard (feet) | 30 (b) |
| Minimum shore yard (feet) | 75 |
| Minimum Total Living Area per Commercial Apartment Dwelling Unit (DU) (square feet) | |
| For fewer than 3 DUs per structure for 1-bedroom DU | 900 (plus 200 for each bedroom over 1 bedroom) |
| For 3 or more DUs per structure | Use requirements for R-10 District (see Table 1L) |
| Maximum Building Height | |
| Principal structure (stories/feet) | 3.0/40 |
| Accessory structure (stories/feet) | 1.0/25 |

NOTES:

- (a) For commercial apartments, the minimum landscape surface ratio (LSR) for the entire site shall be 0.50; the maximum gross floor area ratio (GFAR) shall be 0.37; and the maximum net floor area ratio (NFAR) shall be 0.74.
- (b) See Article XVIII for the determination of minimum required buffer yards. See § 500-115 for increased setback requirements along arterial streets and highways.

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**Table 2H
PR Park and Recreational District
Development Standards**

| Type of Standard | Standard |
|--|---------------------------|
| Landscape Surface Ratio and Floor Area | |
| Minimum landscape surface ratio (LSR) | 0.50 |
| Alternative minimum landscape surface ratio (LSR) with required mitigation (see § 500-139) | 0.45 |
| Maximum gross floor area ratio (GFAR) | 0.31 |
| Maximum net floor area ratio (NFAR) | 0.57 |
| Lot Dimensional Requirements | |
| Minimum lot area (square feet) | 2 acres (a) 40,000 (a) |
| Minimum lot width at setback line (feet) | 150 (a) |
| Minimum front yard (feet) | 50 (b) |
| Minimum side yard (feet) | 20 (b) |
| Minimum side yard on corner lot (feet) | 50 (b) |
| Minimum rear yard (feet) | 50 (b) |
| Minimum shore yard (feet) | 75 |
| Maximum Building Height | |
| Principal structure (stories/feet) | 2.0/35 |
| Accessory structure (stories/feet) | 1.0/25 |

NOTES:

- (a) Minimum lot size for all outdoor uses is two acres; minimum lot size for indoor uses is 40,000 square feet; and the minimum for a restaurant shall be 40,000 square feet with a minimum lot width of 150 feet.
- (b) See Article XVIII for the determination of minimum required buffer yards. See § 500-115 for increased setback requirements along arterial streets and highways.

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Table 2I
EA Exclusive Agricultural Preservation District
Development Standards
[Amended 6-20-2006 by Ord. No. 06-01]

| Type of Standard | Standard |
|--|------------------------------|
| Landscape Surface Ratio and Floor Area | |
| Minimum landscape surface ratio (LSR) | Not applicable |
| Alternative minimum landscape surface ratio (LSR) with required mitigation (see § 500-139) | Not applicable |
| Maximum gross floor area ratio (GFAR) | 0.05 (a) 0.10 (b) |
| Maximum net floor area ratio (NFAR) | Not applicable |
| Lot Dimensional Requirements | |
| Minimum lot area (acres) | 35 |
| Minimum lot width at setback line (feet) | 600 |
| Minimum front yard (feet) | 50 (c) |
| Minimum side yard (feet) | 25 (c) |
| Minimum side yard on corner lot (feet) | 50 (c) |
| Minimum rear yard (feet) | 50 (c) |
| Minimum shore yard (feet) | 75 |
| Minimum Total Living Area per Single-Family Dwelling Unit (DU) (d) (square feet) | |
| 1-story DU ≤ 3 bedrooms | 1,400 |
| 1-story DU > 3 bedrooms | 200 (a) |
| 1-story DU if basement is < 600 square feet | 200 (b) |
| Multistory DU ≤ 3 bedrooms | 1,500 total 900 1st floor |
| Multistory DU > 3 bedrooms | 200 (a) |
| Multistory DU if basement is < 600 square feet | 200 (b) |
| Maximum Building Height | |
| Principal structure (stories/feet) | 3.0/35 |
| Accessory structure (feet) | 70 |

NOTES:

- (a) For single-family dwelling structures.
- (b) For other farm-related structures, including housing for farm laborers.
- (c) See Article XVIII for the determination of minimum required buffer yards. See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Zoning lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per single-family dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

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Table 2J
AT Agricultural Transition District
Development Standards
[Amended 6-20-2006 by Ord. No. 06-01]

| Type of Standard | Standard |
|--|------------------------------|
| Landscape Surface Ratio and Floor Area | |
| Minimum landscape surface ratio (LSR) | Not applicable |
| Alternative minimum landscape surface ratio (LSR) with required mitigation (see § 500-139) | Not applicable |
| Maximum gross floor area ratio (GFAR) | 0.05 (a) 0.10 (b) |
| Maximum net floor area ratio (NFAR) | Not applicable |
| Lot Dimensional Requirements | |
| Minimum lot area (acres) | 35 |
| Minimum lot width at setback line (feet) | 600 |
| Minimum front yard (feet) | 50 (c) |
| Minimum side yard (feet) | 25 (c) |
| Minimum side yard on corner lot (feet) | 50 (c) |
| Minimum rear yard (feet) | 50 (c) |
| Minimum shore yard (feet) | 75 |
| Minimum Total Living Area per Single-Family Dwelling Unit (DU) (d) (square feet) | |
| 1-story DU ≤ 3 bedrooms | 1,400 |
| 1-story DU > 3 bedrooms | 200 (a) |
| 1-story DU if basement is < 600 square feet | 200 (b) |
| Multistory DU ≤ 3 bedrooms | 1,500 total 900 1st floor |
| Multistory DU > 3 bedrooms | 200 (a) |
| Multistory DU if basement is < 600 square feet | 200 (b) |
| Maximum Building Height | |
| Principal structure (stories/feet) | 3.0/35 |
| Accessory structure (feet) | 70 |

NOTES:

- (a) For single-family dwelling structures.
- (b) For other farm-related structures, including housing for farm laborers.
- (c) See Article XVIII for the determination of minimum required buffer yards. See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Zoning lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per single-family dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

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Table 2K
GA General Agricultural District
Development Standards
[Amended 6-20-2006 by Ord. No. 06-01²]

| Type of Standard | Standard |
|--|------------------------------|
| Landscape Surface Ratio and Floor Area | |
| Minimum landscape surface ratio (LSR) | Not applicable |
| Alternative minimum landscape surface ratio (LSR) with required mitigation (see § 500-139) | Not applicable |
| Maximum gross floor area ratio (GFAR) | 0.05 |
| Maximum net floor area ratio (NFAR) | Not applicable |
| Lot Dimensional Requirements | |
| Minimum lot area (acres) | 20 |
| Minimum lot width at setback line (feet) | 300 |
| Minimum front yard (feet) | 50 (a) |
| Minimum side yard (feet) | 25 (a) |
| Minimum side yard on corner lot (feet) | 50 (a) |
| Minimum rear yard (feet) | 50 (a) |
| Minimum shore yard (feet) | 75 |
| Minimum Total Living Area per Single-Family Dwelling Unit (DU) (c) (square feet) | |
| 1-story DU ≤ 3 bedrooms | 1,400 |
| 1-story DU > 3 bedrooms | 200 (a) |
| 1-story DU if basement is < 600 square feet | 200 |
| Multistory DU ≤ 3 bedrooms | 1,500 total 900 1st floor |
| Multistory DU > 3 bedrooms | 200 (a) |
| Multistory DU if basement is < 600 square feet | 200 |
| Maximum Building Height | |
| Principal structure (stories/feet) | 3.0/35 |
| Accessory structure (feet) | 70 |

NOTES:

- (a) See Article XVIII for the determination of minimum required buffer yards. See § 500-115 for increased setback requirements along arterial streets and highways.
- (c) Zoning lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per single-family dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

² Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

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Table 2L
HFA Hobby Farm Agricultural District
Development Standards
[Added 4-19-2011 by Ord. No. 11-001; amended 8-18-2015 by Ord. No. 15-002]

| Type of Standard | Standard |
|---|------------------------------------|
| Minimum Open Space Ratio and Maximum Density | |
| Open space ratio (OSR) | 0 |
| Minimum landscape surface ratio (LSR) | Not applicable |
| Gross density (GD) | 0.077 |
| Net density (ND) | 0.077 |
| Lot Dimensional Requirements | |
| Minimum required contiguity with abutting EA District or GA District | 300 continuous feet |
| Contiguity with abutting incorporated City of West Bend | Not allowed |
| Minimum lot area (square feet) | Greater than 435,601 (10 acres) |
| Minimum lot width at setback line (feet) | 300 |
| Minimum front yard (feet) | 100 (c) |
| Minimum side yard (feet) | 30 (c) |
| Minimum side yard on corner lot (feet) | 75 (c) |
| Minimum rear yard (feet) | 30 (c) |
| Minimum shore yard (feet) | 75 |
| Maximum lot coverage (maximum percent of lot area) | 0.075 |
| Minimum Total Living Area Per Dwelling Unit (DU) (d) (e) (square feet) | |
| 1-story DU ≤ 3 bedrooms | 2,000 |
| 1-story DU > 3 bedrooms | 200 (a) |
| 1-story DU if basement is < 600 square feet | 200 (b) |
| Multistory DU ≤ 3 bedrooms | 2,400 total 1,200 1st floor |
| Multistory DU > 3 bedrooms | 160 (a) |
| Multistory DU if basement is < 600 square feet | 200 (b) |
| Maximum Building Height | |
| Principal residential structure (stories/feet) | 3.0/35 |
| Accessory agricultural structure (feet) | 70 (f) |

NOTES:

- (a) Add to minimum required building floor area for each bedroom in excess of three.
- (b) Add to minimum required floor area and first-floor area for each dwelling unit which has a basement less than 600 square feet.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Each dwelling unit requires the construction of a minimum of a two-car attached garage. The floor area of said required garage shall not be included in the calculation of the minimum required total living area per dwelling unit.
- (e) Lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area below the minimum total living area required prior to July 10, 1995.
- (f) And as further regulated by the provisions of § 500-76, Accessory uses in nonresidential districts.