

ZONING

300 Attachment 2

**Town of Vernon**  
**Exhibit A: Use Matrix**  
 [Amended 11-11-2024 by Ord. No. 2024-19]

	Conservancy Overlay District	Environmental Corridor Overlay District	High Ground Water Overlay District	Agricultural Business District	Agricultural Density District 10-Acre	Mini-Farm District	Agricultural District	Rural Home District	Suburban Estate District	Rural Residential Density District 5-Acre	Residential District	Residential District	Residential District	Public and Institutional District	Restricted Business District	Local Business District	General Business District	Community Business District	Mixed Use Business Park District	Limited Industrial District	
	CO	ECO	HGO	A-B	AD-10	A-5	A-1a	A-2	A-3	RRD-5	R-1	R-2	R-3	P-1	B-1	B-2	B-3	B-4	BP	I-1	
<b>P: Permitted principal use</b>																					
<b>A: Permitted accessory use</b>																					
<b>C: Conditional use</b>																					
<b>AGRICULTURAL USES</b>																					
Agricultural or farm uses on parcels having a minimum of three acres. There shall be no more than one head of livestock or 20 poultry for the first three acres of land. There may be one additional head of livestock or 20 additional poultry for each additional one acre of land. Any person using property for agricultural uses under this provision must comply with standard manure disposal practices. This provision includes private stables.		P	P		P	P	P	P	P	P	P	P	P								
Agricultural machinery sales and services.				P																	
Bulk milk collection, storage and distribution facilities.				P																	
Cheese factories.				P																	
Conversions. (See Sec. 300-22(B)(6))			C	C	C	C	C	C	C	C											
Feed lot operation, fur farms, pig farms, and egg production facilities. (See Sec. 300-22(B)(8))				C	C	C	C	C	C												
Feed milling operations.				P																	
Grazing (Applicable to CO, ECO, HGO Districts only).	P	P	P																		
Harvesting of any wild crops such as marsh hay, ferns, moss, berries, tree fruits, and tree seeds (Applicable to CO, ECO, HGO Districts only).	P	P	P																		
Horticultural services, including the retail sale of nursery landscape material and other agricultural crops and related commodities.				P	P	P	P	P	P									P			P
Non-residential buildings used solely in conjunction with the raising of waterfowl, minnows, and other similar animals or fish (Applicable to CO, ECO, HGO Districts only).	P	P	P																		
Roadside stands subject to the following: a) Off-street parking for a minimum of four vehicles shall be permitted. b) No such stands should be closer than 30 feet to the base setback line or closer than 20 feet to any lot line.			A	A	A	A	A	A	A	A											
Sod farming in conformance with the provisions of this Code.			P																		
Sustained yield forestry. Where such sustained yield forestry practices will take place on areas larger than five acres in size, a forest management plan prepared in cooperation with a state forester shall be submitted to and	P	P	P																		

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approved by the Village of Vernon and Waukesha County (if applicable) prior to its implementation. Where such sustained yield forestry practices will take place on areas smaller than five acres in size, the requirements of this Code shall be met.																					
Veterinarian services.				P																	
Wholesale nurseries, greenhouses and hatcheries subject to review and approval of a Site Plan and Plan of Operation by the Village Plan Commission and Village Board per Section 6(F).			P																		
Warehousing, transfer and transport services of agricultural commodities.				P																	
<b>RESIDENTIAL USES</b>																					
One-family dwellings.		P	P		P	P	P	P	P	P	P	P	P								
Accessory buildings or uses, when located on the same lot, and not involving the conduct of a business; provided, however, that no accessory building or use shall be erected or commenced unless the principal building on such lot has been erected or is to be erected simultaneously with said accessory building or use.			A	A	A	A	A	A	A	A	A	A	A	A							
Accessory dwelling unit (ADU) (See Sec. 300-22B(1))					C	C	C	C	C	C	C	C	C								
Bed and breakfast. (See Sec. 300-22(B)(2))					C	C	C	C	C	C	C	C	C								
Family daycare home or foster family home of eight or fewer persons.					A	A	A	A	A	A	A	A	A		A	A	A				A
Home occupation and professional offices, subject to the regulations of Section 300-8(D).				A	A	A	A	A	A	A	A	A	A								
One-family dwelling in conjunction with, or accessory to, an otherwise permitted use. Residential quarters used for other than a permitted use in the P-1 District shall be occupied only by individuals employed full-time on the premises and their families.				A										A	A	A	A				A
Planned unit development. (See Sec. 300-22(B)(10))	C	C	C			C	C	C	C		C	C	C								
Quarters for household or farm employees; provided, however, that such quarters shall be occupied only by individuals employed full time on the premises and their families.				A	A	A	A	A	A	A											
Yard sales, which shall be limited to a total of three sales per year. Each sale shall be not have a duration of more than three consecutive days, not including the day leading up to the event for set-up and the day after the event for take down.					A	A	A	A	A	A	A	A	A								
<b>BUSINESS USES</b>																					
Adult-oriented establishments. (See Sec. 300-22(B)(2))																					C
Animal hospitals, veterinarian clinics, commercial kennels.															P	P	P	P	P	P	P
Art, dance, music teaching studios or other similar uses.															P	P	P	P	P	P	P
Automobile drive-thru facilities such as financial services, fast food															P	P	P	P	P	P	P

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establishments, provided the service rendered or product sold is provided to each customer while they remain in or near their cars and provided to one or a few vehicles at a time.																					
Banks, savings and loan associations and other financial institutions.																P	P	P	P	P	
Business and trades of a more general nature, as identified below, normally serving a larger trade area																					
a) Personal Storage Facilities.																	P				P
b) Business park and shopping center uses.																		P		P	
c) Dairies and bottling plants.																	P				P
d) Dry cleaning and dyeing establishments.																	P	P			P
e) Grocery store.																	P	P			P
f) Laundries.																	P				P
g) Lockers and cold storage plants.																	P				P
h) New and used automobile sales rooms and lots, sale of snowmobiles, all-terrain vehicles (ATVs), personal watercraft, boats and marina equipment and sporting goods, lawn and garden equipment along with repair and service shops for such equipment, storage yards and garages for said equipment, vehicles and supplies, but not including the storage and/or sale of junked or wrecked equipment or parts.																	P				P
i) Printing and publishing houses.																	P				P
j) Theaters, dance halls, arcades, video game parlors and other amusement places.																	P	P			P
k) Wholesalers and distributors.																	P				P
Classes associated with any other permitted use as long as the Site Plan and Plan of Operation approved by the Village Plan Commission and Village Board in accordance with Section 6(F) address the hours of operation, number of events and maximum participants, parking, signage and the facility in which said classes are conducted meets all applicable building sanitation, health and fire codes for the type of classes conducted and the number of participants.														A	A	A	A	A	A	A	A
Commercial vehicle parking. (Applicable outside of business districts) (See Sec. 300-22(B)(4))					C	C	C	C	C	C	C	C	C								
Contractor's facilities for electricians, plumbers, HVAC contractors, roofers, carpenters, millwork production and installers, and similar trades and services including sales offices and showrooms, and storage for associated equipment, vehicles, and supplies.															P	P	P				P
Contractor's yard. (See Sec. 300-22(B)(5))				C	C	C	C	C	C						C	C	C				C

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Department store (i.e. clothing, books, hardware, sporting goods, or other similar use).																	P	P		P
Event Barn. (see Sec. 300-22(B)(7))				C	C	C	C	C	C											
Laboratory, research, and servicing operations.																			P	
Landscaping, greenhouse, lawn and garden businesses. (See Sec. 300-22(B) (9))				C	C	C	C	C	C						C	C	C	C	C	C
Planned unit development. (See Sec. 300-22(B)(10))														C	C	C	C	C	C	C
Professional offices (i.e. architect, engineer, dentist, doctor, optical, or other similar uses).															P	P	P	P	P	P
Retail or customer service establishments of a restrictive nature, as identified below																P	P	P	P	
a) Bakery, candy and confectionery stores.																				P
b) Barber and beauty shops.																P	P	P	P	P
c) Boarding, lodging, and tourist houses.															P	P	P			P
d) Cafe, delicatessen, or restaurant.															P	P	P	P	P	P
e) Florist, gift, or hobby store.															P	P	P	P		P
f) Fruit, vegetable, and/or meat market																P	P	P		P
g) Funeral home and crematorium.															P	P	P			P
h) Specialty stores (i.e. tobacco, video, photo, shoe repair, or other similar uses).																P	P	P		P
Trades or light industrial operations of limited intensity, including manufacturing, assembly, fabrication, and processing operations, warehousing, wholesaling, and distribution operations, except as otherwise prohibited.																			P	P
Trades or industries of a restrictive character which are not detrimental to the District or to adjoining residential areas by reason of appearance, noise, dust, smoke or odor not including Drop forges, foundries, refineries, tanneries, or any similar use, the normal operation of which causes objectionable noise, odor, dust, or smoke.																				P
<b>PUBLIC, UTILITY, INSTITUTIONAL, EXTRACTIVE, AND RECREATIONAL USES</b>																				
Community living arrangements and community based residential facilities which have a capacity of eight or fewer persons, subject to the limitations set forth in Section 62.23(7)(l) of the Wisconsin Statutes and amendments thereto.					P	P	P	P	P	P	P	P	P		P	P	P			P
Dams and hydro-electric power stations.	P	P	P																	
Hospitals and clinics or rehabilitation facilities or centers.														P						
Hunting and fishing unless prohibited by other Village Ordinances or	P	P	P																	

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laws.																					
Mental health or substance abuse treatment, training, or counseling or rehabilitation facilities.														P							
Military installations.														P							
Municipal buildings.														P							
Museums and libraries														P							
Nursing home.														P							
Park and recreational structures or facilities.		P	P											P							
Penal reform institutions.														P							
Police and fire stations.														P							
Public service yards.														P							
Publicly owned and operated parks, recreational uses, golf courses, and open space uses.														P							
Residential treatment, training or education facilities.														P							
Schools.														P							
Wireless telecommunications mobile facilities (See Sec. 300-22(B)(11)).	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Essential utilities.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>OTHER USES</b>																					
Similar uses subject to the approval of the Village Plan Commission.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P