




Base Zoning Districts:

-  A-1 Agriculture
-  AO-1 Agriculture And Open Space
-  A-2 General Agriculture
-  A-3 Agriculture Business
-  RC-1 Recreation
-  RR-1 Rural Residence
-  R-1 Single-Family Residence
-  R-2 Multiple-Family Residence
-  R-3 Manufactured/Mobile Home Park
-  C-1 Light Commercial
-  C-2 General Commercial
-  C-3 Highway Interchange
-  I-1 Light Industrial
-  I-2 General Industrial

Overlay Zoning Districts:

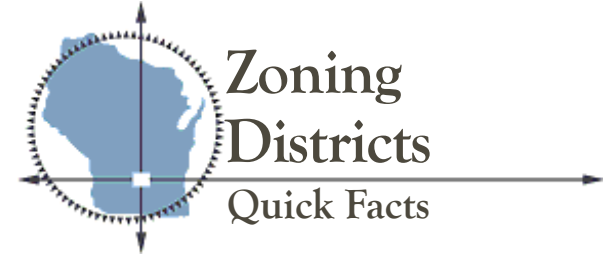
-  A-4 Agricultural Overlay
-  PD Planned Overlay



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*This handout summarizes Columbia County's Zoning Districts but it is not all inclusive.
Please contact a planner with specific questions regarding your project.*



Columbia County, Wisconsin

112 E. Edgewater Street * Portage, WI

Agriculture Districts

A-1 Agriculture

Provides preservation, maintenance and enhancement of agriculture, farmland, forestry and natural areas. New uses, structures and improvements in this district include agricultural uses and other uses consistent with agricultural use. This district is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection to enable eligible property owners to collect farmland preservation tax credits.

AO-1 Agriculture And Open Space

Provides preservation, maintenance and enhancement of agriculture, farmland, forestry and natural areas. New uses, structures and improvements in this district include agricultural uses and other uses consistent with agricultural use. This district is intended to preserve for an unspecified time period in agricultural and open space land use those lands generally located close to developed areas within Columbia County where future development is consistent with town, city, village and/or county plans.

A-2 General Agriculture

Intended for farmland and open space preservation, and for limited residential use of lands without rezoning the land to a residential zoning district, in areas of the County where such lands do not qualify for A-1 or AO-1 zoning because of smaller parcel size. The only lands which qualify to be zoned A-2 are those parcels of record as of November 1, 1984, where such parcel is not under common ownership with any contiguous land which bring the total acreage under contiguous common ownership to 35 acres or greater.

A-3 Agriculture Business

Intended to accommodate a variety of businesses that are related to or directly support agricultural production in the County. It requires a rural location due to extensive land area needs, impacts or proximity to resources. It does not require urban services like public sanitary sewer or water service. And it is not appropriate in other agricultural, commercial or industrial zoning districts.

A-4 Agricultural Overlay

Intended to enhance the prospect of long-term farmland and open space preservation. The A-4 district will be mapped over an underlying base agricultural zoning district to impose regulation in addition to those required by that base agricultural district.

RC-1 Recreation

Intended to accommodate land use serving the commercial and natural recreational needs and interest of tourists and local population. Does not allow residential uses, commercial uses that are not recreation-based or industrial uses.

See Table 16-105-020(1) for Permitted Land Uses

Residential Districts

RR-1 Rural Residential

Intended to provide for limited rural residential development in areas that have a predominately agricultural or open space character, and on sites that are less suited for agricultural production or will have limited impact on agricultural production.

R-1 Single Family Residence

Intended primarily for single-family dwellings on relatively small lots, along with compatible home occupations, small-scale institutional and recreational use, and low-intensity, pre-existing agricultural use.

R-2 Multiple-Family Residence

Intended for a mix of residential development types and densities, along with compatible home occupations, small-scale institutional and recreational uses and pre-existing, low-intensity agricultural operations.

R-3 Manufactured or Mobile Home Park

Intended to provide a safe, attractive and functional environment for mobile and manufactured home parks and subdivisions, where the characteristics of a manufactured home, if sited in such park or subdivisions, do not allow them to be classified as single-family dwellings.

See Table 16-110-020(1) for Permitted Land Uses

Planned Development

The Planned Residential, Commercial and Industrial Development overlay districts are intended to promote improved design and innovative land uses in the County in accordance with the County Comprehensive Plan. These overlay districts allow variation in the relationship of uses, structures and open spaces in developments that are conceived and implemented as cohesive, unified projects. These unified projects must be developed in accordance with detailed site plans approved only following a careful review process. In exchange for the detailed planning, these overlay districts offer flexibility from standards required in the underlying base zoning district.

PD-1 Planned Residential

This overlay district may provide for the combination of single family, two family and multi-family residential uses on one or more lots.

PD-2 Planned Commercial

This overlay district may provide for a combination of Lodging Facilities, Golf Course, Offices, Retail, Drive-Through Services, Indoor Recreation, Eating & Drinking Establishments, Animal Services or Commercial Apartments

PD-3 Planned Industrial

This overlay district may provide for a combination of Artisan Workshops, Brewery, Wholesaling, Distribution, Contractor Shops or Light Manufacturing

Commercial & Industrial

C-1 Light Commercial

Intended to accommodate a fairly limited range of rental, office, commercial service, hospitality, residential and institutional uses that are compatible with surrounding residential rural environments. Development in this district should be characterized by modestly sized buildings; high-quality site, building, landscape, signage, lighting design; and other techniques to manage the impacts on surrounding land uses in the rural community.

C-2 General Commercial

Intended to accommodate a wide range and scale of retail, office, commercial services, hospitality and institutional uses, with moderate attention towards site, building, landscape, signage, lighting design and surrounding land use and community impact.

C-3 Highway Interchange

Intended to accommodate a fairly limited range of rental, office, commercial service, hospitality, residential and institutional uses in locations close to interstate and other major highway interchanges. Given the high visibility of lands zoned C-3, development within this district should positively contribute to the image and character of the County through high-quality site, building, landscape, signage and lighting design.

I-1 Light Industrial

Intended to accommodate high-quality, controlled-impact light manufacturing, assembly, office and storage land uses. Where zoned over an area divided or intended to be divided into several lots, lands zoned I-1 should generally be developed in a planned business or industrial park format, ideally following the creation of a business or industrial park master plan. Building, landscape, signage, lighting design shall be intended to minimize impacts on surrounding land uses and the natural environment.

I-2 General Industrial

Intended to accommodate a range of manufacturing, assembly, office, storage, utility and other compatible but higher-impact industrial and related land uses, with moderate attention towards site, building, landscape, signage and lighting design.

See Table 16-115-020(1) for Permitted Land Uses

