

This describes the Zoning District, the density, and the minimum lot size allowed.

Zoning District	Density Allowed
AR-Agriculture-Residential	No limit, minimum 1 acre per lot
EA-Exclusive Agriculture	1 lot per 35 acres, minimum lot size
PA-Primary Agriculture	2 lots per 40 acres
GR-General Rural	4 lots per 40 acres
GRF-General Rural Flexible	4 lots per 40 acres; flexible up to 8 lots per 40 acres with Town approval criteria
RR-8 - Rural Residential 8	8 lots per 40 acres
RR-12 - Rural Residential 12	12 lots per 40 acres
RR-20 - Rural Residential 20	20 lots per 40 acres

County / Town	Minimum Lot Size	Notes
Pierce County, Diamond Bluff, Hartland, Isabelle, Maiden Rock, Martell, Rock Elm, Salem, Spring Lake, Trenton, Union	1 acre	Minimum lot size must be Excluding Right of Way & Easements.
Clifton	3 acres	Excluding Right of Way & Easements. Plan Commission & Town Board requires approval of land divisions before County approval.
Ellsworth	2.5 acres	Excluding Right of Way & Easements. Adopted June 2006.
El Paso	2.5 acres	Excluding Right of Way & Easements. Adopted October 2008.
Gilman	2 acres	Excluding Right of Way & Easements. Adopted October 1998.
Oak Grove	?	Contact the Town for information. Town Board requires approval of all land divisions before County approval.
Trimbelle	2.5 acres	Excluding Right of Way & Easements. Adopted January 2006.
Town of River Falls	?	They have their own zoning authority so contact them. Town Board approves all land divisions before County approval.

Per Ch. 240-25.C. Number of residential lots. Parcels of land existing on the effective date of this chapter shall not be divided into residential sites which exceed the allowable number of sites per 40 acres or portion thereof for each district as listed in §§ 240-23.

- (1) Calculation. The allowable number of residential lots shall be calculated by multiplying the size of the tract in acres by the maximum residential density per 40 acres. (Example: A parcel of 26 acres in the RR-8 District results in $(26 \times 8 \div 40) = (208 \div 40) = 5.2$ lots.)
- (2) Rounding. Any fractional lot resulting from the calculation in Subsection C(1) which is at least .75 shall be rounded up to the next whole number.