

This describes the 12 different Zoning Districts located in Pierce County and explains the general intent of each zoning district. Everyone is welcome to view this information in our Zoning Code by viewing it on the web at www.co.pierce.wi.us, choose “Pierce County Code,” in the search box type in “240,” and the Pierce County Zoning Code should appear. Or please feel free to visit or call the Department at 715-273-6747 for more information about specific Zoning questions.

1. Exclusive Agriculture (EA).

This district is established to protect the agricultural industry from scattered nonagricultural development that may displace agricultural uses. The district is not intended to accommodate future nonagricultural growth. This district is intended to help implement the *Pierce County Farmland Preservation Plan*. Further, it is intended to meet the provisions of the Wisconsin Farmland Preservation Program, as specified in Chapter 91, Wis. Stats., and thereby establish eligibility for tax credits to farm owners as provided in § 71.59, Wis. Stats. It is intended that this district apply to lands included in productive farm operations and which have historically exhibited good crop yields or are capable of such yields; have demonstrated productivity for dairying, livestock raising and grazing; have been used for production of specialty crops, such as tree and plant materials, fruits and vegetables; or have been integral parts of such farm operations. Uses in this district are restricted to agricultural uses and uses consistent with agricultural uses as defined in § 91.01(10), Wis. Stats. No structure or improvement may be built unless consistent with agricultural use. [Amended by Ord. No. 99-11]

2. Primary Agriculture (PA).

This district is established to maintain, preserve and enhance prime agricultural lands historically utilized for crop production but which are not included within the Exclusive Agriculture District. This district is also intended to provide farmland owners with additional management options by allowing limited residential development but with residential density limits set so as to maintain the rural characteristics of the district.

3. Agriculture-Residential (AR).

This district is established to provide for the continuation of agricultural practices in areas of the county which have historically been devoted to farm operations while providing locations for rural housing opportunities without public sewer and certain recreational and other nonresidential uses.

4. General Rural (GR).

This district is established to maintain and enhance agricultural operations in the county. The district also provides for low-density residential development which is consistent with a generally rural environment and allows for nonresidential uses which require relatively large land areas and/or are compatible with surrounding rural land.

5. General Rural-Flexible (GRF).

This district is established to achieve the same objectives as the General Rural (GR) District but to allow a greater density of residential development with the approval of the town board.

6. Rural Residential-8 (RR-8).

This district is established to provide for residential development in predominantly rural areas not suited for agricultural uses, served by on-site absorption sanitary systems and private wells. The district is intended to protect quality, large-lot residential development from incompatible uses.

7. Rural Residential-12 (RR-12).

This district is established to provide for residential subdivision development in predominantly rural areas not suited for agricultural uses, served by on-site absorption sanitary systems and private wells. The district is intended to protect residential development from incompatible uses.

8. Rural Residential-20 (RR-20).

This district is established to provide for the densest residential development in the unincorporated areas of the county. The district is intended to be used where residential development is encouraged on lots without public sewer and water and in locations where such a density of development is compatible with surrounding uses. The district is intended to enhance residential areas by restricting nonresidential development.

9. Commercial (C).

This district is established to provide for retail shopping and personal service uses to be developed either as a unit or in individual parcels to serve the needs of nearby residential neighborhoods as well as the entire county. The purpose of the district is to provide sufficient space in appropriate locations for certain commercial and other nonresidential uses while affording protection to surrounding properties from excessive noise, traffic, drainage or other nuisance factors.

10. Light Industrial (LI).

This district is established primarily for production, processing and assembly plants that are operated so that noise, odor, dust and glare from such operations are completely confined within an enclosed building. Traffic generated by these industries should not produce the volume of traffic generated by heavy industrial uses. The district is also designed to accommodate warehouse and limited commercial uses.

11. Industrial (I).

This district is established for the purpose of allowing those industrial uses that are more intensive than those uses allowed in the Light Industrial (LI) District. The purpose of the district is to accommodate a heavy volume of traffic, the potential need for rail access to parcels and the presence of noise and other factors which could pose a nuisance in other districts. The intensity and use of land as permitted in this district is intended to facilitate the total range of industrial uses.

12. Shoreland-Wetland (S-W).

This district is established to preserve, protect and enhance the county's wetlands which are located in shoreland areas; to protect watercourses and navigable waters and the public rights therein; to maintain the purity of water in lakes and streams and prevent pollution thereof; and to protect spawning grounds, fish and habitats for wild flora and fauna. Furthermore, this district is intended to prevent the changing of the natural character of wetlands.

The 12 Zoning Districts - Pierce County Department of Land Management & Records

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 (See below: Some Towns have different minimum lot sizes)
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 and 8 lots per 40 acres with Town approval criteria
RR-8 - Rural Residential 8	8 lots per 40 acres
RR-12 - Rural Residential 12	8 lots per 40 acres
RR-20 - Rural Residential 20	8 lots per 40 acres

County / Town	Minimum Lot Size	Notes
Pierce County, Diamond Bluff, El Paso, 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. Clifton Plan Commission & Town Board requires review and approval of all CSM before County approval.
Ellsworth	2.5 acres	Excluding Right of Way & Easements. Adopted June 2006.
Gilman	2 acres	Excluding Right of Way & Easements.
Oak Grove	3 acres	Can include Right of Way and Easements. Oak Grove Plan Commission & Town Board requires review and approval of all CSM before County approval.
Trimbelle	2.5 acres	Excluding Right of Way & Easements. Adopted January 2006.
City & Town of River Falls	?	They have their own zoning authority, so contact them.

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.