

**VILLAGE OF WEST SALEM  
SUMMARY OF ZONING DISTRICT**

District	Code Section	Permitted Use	Conditional Use	Minimum Lot Area	Minimum Lot Width	Building Height & Setback Requirements				
						Height	Front	Corner	Side	Rear
<b>Residential District - Single Family (R-1)</b>	3.03 (F1)	Single Family Dwellings; Private Garage & Accessory Buildings; Library; Museum; Parks; Playground; Public & Semi-Public Uses	Two Family Dwellings; Two Family Row House Units w/Zero Lot Line; Conditional Uses in Plats or CSMs Existing & Approved prior to January 28, 1999; Residential Uses per Section 3.04(D); Townhouses	Single Family = 8,000sf; Two Family = 5,000sf; Multi-Family = 3,500sf	N/A	35ft	25ft	Discretion of Building Inspector	Principal Bldg. = 10ft; Accessory Bldg. = 3ft	25ft
<b>Residential District - Two Family (R-2)</b>	3.03 (F2)	Two Family Dwellings; Two Family Row House Units w/ Zero Lot Line; Private Garage & Accessory Buildings; Library; Museum; Parks; Playground; Public & Semi-Public Uses	Residential Uses per Section 3.04(D); Townhouses	Single Family = 8,000sf; Two Family = 5,000sf	N/A	35ft	25ft	Discretion of Building Inspector	Principal Bldg. = 10ft; Accessory Bldg. = 3ft	25ft
<b>Business District (B)</b>	3.03 (G)	Bakeries; Banks; Barber Shops; Bars; Beauty Shops; Clinics; Clothing Stores; Clubs; Drug Stores; Eating & Drinking Establishments; Florists; Fish; Fruit & Vegetable Stores; Gas Station; Gift Stores; Groceries; Hardware Stores; Hotel; Hobby Shops; Laundry; Lodges; Meat-Markets; Music Stores; Package Beverage Stores; Parking Lots; Places of Entertainment; Professional; Governmental & Business Offices; Retail Stores; Vehicular Sales & Service; Personal Service Establishments; Other Uses Similar or Incidental to any of the above Uses	Highway-Oriented Uses per Section 3.04(F); Single & Multi-Family Dwellings; Day Care Centers for Children; Residential Care Facilities; All Directory Signs Advertising a Business or Activity Conducted; An Area of Interest or a Service Available at a Specific Location which Exceeds 45 feet in Height; Apartments Incorporated in Business Use Buildings; Mini-Warehouses or Personal Storage Units where the Storage of all Associated Items are Entirely within a Building	Single Family = 8,000sf; Two Family = 5,000sf; Multi-Family = 3,500sf	Fireproof Construction = 25ft; Non-Fireproof Construction = 45ft	45ft	None	N/A	Fireproof Construction = None; Non-Fireproof Construction = 9ft	9ft
<b>Industrial District (I)</b>	3.03 (H)	Manufacturing, Processing, Repairing or Warehouse Use Including Mini-Warehouses or Personal Storage Units Where the Storage of all Associated Items are Entirely within a Building; Wholesale Establishments; Seed, Feed and Farm Supply Stores & Mills	Highway-Oriented Uses per Section 3.04(F); Single & Multi-Family Dwellings; Day Care Centers for Children; Residential Care Facilities; All Directory Signs Advertising a Business or Activity Conducted; An Area of Interest or a Service Available at a Specific Location which Exceeds 45 feet in Height; Apartments Incorporated in Business Use Buildings; Mini-Warehouses or Personal Storage Units where the Storage of all Associated Items are Entirely within a Building	Single Family = 8,000sf; Two Family = 5,000sf; Multi-Family = 3,500sf	Fireproof Construction = 25ft; Non-Fireproof Construction = 45ft	45ft	None	N/A	Fireproof Construction = None; Non-Fireproof Construction = 9ft	9ft
<b>Agriculture District (A)</b>	3.03 (I)	Agriculture; Horticulture (Greenhouses); Forestry; Nurseries; Orchards; Dairying; Hatcheries; Poultry; Livestock Raising & Stables; One Family Dwelling; Truck Farming; Roadside Stands; Hospitals & Clinics; Uses Incidental to Any of the Above	Adult-Oriented Establishment per Section 11.14; Beekeeping; Fur Farms; Kennels; Public & Semi-Public Uses per Section 3.04(U); Recreation Uses per Section 3.04(U); Excavation Businesses including Open Storage of Excavated Fill Materials including Gravel & Recycled Blacktop Subject to Limiting the Quantities of the Open Storage Materials to Normal Amounts Needed for Current Usage & Projects & Subject to not Allowing the Storage of any Contaminated or Deleterious Materials; Other Agricultural Uses that may Cause Noxious Odors or Noise	40 Acres	N/A	35ft	50ft	N/A	Principal Bldg. = 20ft; Accessory Bldg. = 5ft	50ft

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<b>Conservnacy District (C)</b>	3.03 (J)	Management of Forestry, Wildlife & Fish; Hunting; Fishing; Trapping; Harvesting of Wild Crops such as Marsh Hay, Ferns, Moss, Berries, Tree Fruits & Seeds; Parks & General Recreational Areas; Uses Similar & Incidental to any of the Above Uses	Sewage Disposal Plant; Golf Courses; Seasonal Camping Grounds; Dams; Water Storage Facilities; Power Stations & Transmission Lines; Non-Metallic Mining Operations; Metallic Mining Operations; Gravel or Sand Pits & Quarries including Washing & Grading the Products	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Planned Development District (PUD)</b>	3.04 (K)	In a PUD, no land shall be used except for group buildings (two or more) & use complexes with design and development continuity. All uses shall be presented to, & approved by, the Village Planning Commission & Village Board.		1 Acre; Under Unified Control	N/A	Building height, setbacks, & other area regulations applicable to the underlying zoning shall be considered by the Village Planning Commission & Village Board in establishing regulations for PUDs, but such regulations are not required to be applied.				
<b>Flood Plain District</b>	3.04 (L)	Chapter NR 116 of the Wisconsin Administrative Code is hereby incorporated into this summary.								