

**CHAPTER 11**  
**TOWN OF LISBON ZONING ORDINANCE**

**SECTION 6 ZONING DISTRICTS**

(a) **Establishment of zoning districts**

For the purpose of this ordinance, the Town is hereby divided into zoning districts, which shall be designated as follows:

C-1 Conservancy/Wetland and Floodplain District  
EFD Existing Floodplain Development Overlay District  
UC Upland Corridor District  
PR Park and Recreation District  
AD-10 Agricultural Density 10-Acre District  
RD-5 Rural Residential Density 5-Acre District  
A-10 Agricultural District  
A-5 Mini Farm District  
A-3 Agricultural/Residential Estate District  
R-1 Suburban Single Family Residential District  
R-2 Single Family Residential District  
R-3 Two Family Residential District  
RM Multi-Family Residential District  
SFO Shoreland and Floodland Overlay District (denotes general areas of County zoning jurisdiction)  
P-I Public and Institutional District  
B-1 Restricted Business District  
B-2 Local Business District  
B-3 General Business District  
B-4 Commercial Special Use District (special planning district adjacent to the Village of Sussex)  
B-P Industrial/Business Park Special Use District (special planning district adjacent to the Village of Sussex)  
Q-1 Quarrying District  
M-1 Limited Industrial District  
M-2 General Industrial District

(b) **Zoning map**

1. Districts mapped: The boundaries of the zoning districts are shown upon a map designated as the Zoning Map of the Town of Lisbon, which is made a part of this Ordinance and adopted by reference. In addition, the Final Wisconsin Wetlands Inventory Maps for Waukesha County, dated September 6, 1984, and subsequent amendments thereto, were utilized to assist in the preparation and identification of conservancy/wetlands identified on the zoning map and accordingly are made a part of this Ordinance and are adopted by reference. All the notations, references and other information shown on the map shall be as much a part of this Ordinance as if the matters and information set forth by said map were all fully described herein. Said map shall be kept on file in the office of the Town Clerk, and is periodically updated as amendments are made. In addition, a copy of the County Shoreland and Floodland Protection Ordinance zoning maps shall also be kept on file in the office of the town for informational purposes.

The existing floodplain development overlay district (EFD) is an overlay zoning district established to superimpose upon the conservancy zoning district regulatory standards or special regulations which will apply to the underlying zoning district where it is found that such land areas do contain existing development and are located within the floodplain as herein defined. The mapping of this district shall be established pursuant to the procedures set forth in Section 35, changes and amendments, of this ordinance.

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2. Determination of boundaries: District boundaries shall be determined by measurement from, and as shown on, the official zoning map and in case of any questions as to the interpretation of such boundary lines, the Zoning Administrator shall interpret the map according to the reasonable intent of this ordinance.
- A. Unless otherwise specifically indicated or dimensioned on the zoning map, the district boundaries are normally lot lines; shorelines (such as lakes, ponds, etc.); section, quarter section or sixteenth section lines; or the centerline of streets, public ways, waterways (such as streams, rivers, canals, etc.), highways, railroad right of ways or alleys. Distances not specifically indicated or dimensioned on the official Zoning Map shall be determined by the scale of the zoning map.
- B. The boundaries of Conservancy/Wetland District as drawn are intended to represent the edge of marsh lands, swamps, floodlands, wetlands, or the ordinary high water mark along streams or other watercourses, and where a question arises as to the exact location of those boundaries, they shall be determined by the DNR, ACOE, SEWRPC, FEMA, Waukesha County, or other agency as necessary through the utilization of the best available information such as topographic maps, soil maps, aerial photographs, infield botanical inventories, field determinations, floodplain studies, or other sources of information available which would lend assistance to such a determination and may be finally determined by actual conditions in each specific situation. An appeal to this determination may be made in conformance with Section 34 of this Ordinance. It is generally the intent of this Ordinance to place all lands subject to inundation by the 100-Year Floodplain in either the C-1 District, or the EFD district if the areas are previously developed.

There may be areas where floodplains or wetlands have not been indicated or mapped by a C-1 district or other district and may not have been otherwise indicated as being located within a floodplain or wetland. Where such situations exist, and the land may be subject to inundation by the 100-Year Flood and a hydraulic study has not been prepared, the maximum flood of record or other data which may be acceptable to the Department of Natural Resources shall be utilized in applying the floodland standards of this Ordinance until such time as a detailed hydrological study is prepared and reviewed and found to be adequate by the Department of Natural Resources or its designated agency, in which case the new floodland data will be used in the administration of this Ordinance. In addition, the Town shall map these floodplain areas in appropriate zoning districts within six (6) months of the time the Department of Natural Resources has determined the acceptability of the data and said mapping shall be done pursuant to Section 35 of this Ordinance. Any changes or amendments in the mapped floodlands and made a part of this Ordinance shall be approved by the Department of Natural Resources in accordance with the procedure set forth in Section 35 of this Ordinance.

If an area is found that has not been previously identified or mapped as a floodplain or a wetland and not as C-1, or a determination of navigability is made and a stream is subsequently found to be navigable, said stream and any shoreland, wetland, or floodplains as defined herein, shall immediately become subject to the provisions of this Ordinance. If the 100-Year Floodplain and wetlands have not been determined, said area of approximate 100-Year Floodplain and wetlands shall be considered to be subject to the C-1 regulations of this Ordinance until a determination has been

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made. The water quality related standards, setbacks, and requirements of this ordinance are in effect immediately upon a determination of navigability or identification of a shoreland/wetland or floodplain (i.e., setback, grading and land altering activities, vegetation removal, etc.).

3. Amendments mapped: The Town, or the designated map caretaker, shall update the official Zoning Map as soon as possible after the amendments are adopted by the Town Board. Upon entering any such amendment on the zoning map, the Town, or the designated map caretaker, shall change the date of the zoning map to indicate the latest revision. New copies of the revised zoning map may then be printed and distributed. The Town Clerk shall keep copies of the superseded zoning maps on file at the Town Hall for historical reference.