

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

SECTION 9 UC UPLAND CORRIDOR DISTRICT

(a) **Purpose and Intent**

Upland Corridor District, as mapped or intended to be mapped, includes non-wetland/non-floodplain primary or secondary environmental corridors as defined herein, and is intended to be used to preserve, protect, enhance, and restore significant woodlands, native plant communities, upland wildlife habitat areas, scenic overlooks, slopes exceeding 12%, and upland wooded areas, while also affording an opportunity to use the site for the limited residential purposes, in concert with the goals and intent of the Town of Lisbon Land Use Plan/Comprehensive Development Plan, which suggests that residential densities in such areas not exceed one unit per five acres for all parcels which lie entirely within the upland corridor. Where questions arise as to the exact location or boundary of an environmental corridor, the extent and location of such corridors shall be finally determined by infield investigation by the SEWRPC.

(b) **Permitted Uses**

1. Any uses permitted in C-1 Conservancy/Wetland District, except the cultivation of agricultural crops or the harvesting of wild crops. Sustained yield forestry and silviculture are permitted in accordance with the C-1 Conservancy/Wetland District. Whenever possible, storm water management facilities, pasturing, and grazing shall be located outside of the upland corridor.

Additional Livestock Regulations

- i. As of the date of adoption of this ordinance, the maintenance of existing fences is permitted in the UC District.
 - ii. As of the date of adoption of this ordinance, the new construction of fenced livestock enclosures is prohibited.
 - iii. For lands that lie partially within a UC Zoning District, as of the date of adoption of this ordinance, the UC zoned lands shall not be utilized in calculating livestock quantities on non C-1, EFD, or UC zoned lands. Any parcel of land allowing one (1) livestock equivalent or more shall contain a minimum of three (3) acres of non C-1, EFD, or UC zoned lands.
 - iv. All lands to be utilized for the keeping of livestock must be under the same ownership.
 - v. As of the date of adoption of this ordinance, livestock in recorded subdivisions is allowed on lots of three acres or more excluding lands zoned C-1 Conservancy District, or EFD or UC zoned lands.
2. Single family dwelling with a minimum 440 square foot attached garage.
 3. Private garages, when located on the same lot, and not involving the conduct of a business; provided, however, that no private garage shall be erected unless that principal building to which such garage is an accessory use has been erected or is to be erected simultaneously with said garage.
 4. A sign in accordance with Section 15 (b) 7.
 5. Hobby kennel in accordance with Section 15 (b) 8.

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

6. Family home day care.
7. The keeping of poultry/fowl is permitted on any lot, except poultry/fowl are not allowed in recorded subdivisions on lots less three (3) acres.

(c) **Prohibited Uses**

1. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels.
2. Antique shops, gift shops, arts and crafts studios.
3. Cemeteries and Mausoleums
4. Churches, Synagogues, and Other Buildings for Religious Assembly
5. Commercial Truck Parking
6. Limited Family Business
7. Private Clubs and Resorts
8. Bed and Breakfasts
9. Public and Semi-Public Buildings and Uses
10. Contractors yards
11. Adult-Oriented Establishments

(d) **Conditional Uses**

1. In law units, except in a planned unit development
2. Single family residential planned unit development only – five acre density
3. Communication Towers

(e) **Building Location**

1. Setback: Fifty (50) feet minimum.
2. Offset: Thirty-five (35) feet minimum.
3. Shore Setback: Seventy-five (75) feet minimum.

(f) **Height Regulations**

1. Principal Building: Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.
2. Accessory Building:
 - A. Farm: Sixty (60) feet maximum.
 - B. Other: Eighteen (18) feet maximum.

(g) **Area Regulations**

1. Floor Area: Minimum Required:
 - A. First floor: One thousand (1,000) square feet.
 - B. Total: Sixteen hundred (1,600) square feet.
2. Lot size
 - A. Minimum area: Five (5) acre density, two (2) acre lot size. The overall density of parcels lying entirely within the upland corridor shall be not less than one dwelling

**CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE**

unit per five (5) acres of corridor area, with no lot area being less than two (2) acres in size. On parcels which contain area outside of the upland corridor or partially within the upland corridor and in a zoning category requiring less than a five (5) acre lot, the five (5) acre density requirement shall not apply and the lot can be the size required for that adjacent zoning category as long as any land altering activity and/or building envelopes are located outside of the corridor area and appropriately restricted as such on the face of the Certified Survey Map, Subdivision Plat, or other appropriate document, and recorded in the office of the Waukesha County Register of Deeds office. The overall goal of this requirement is to obtain a maximum density of building activity within the upland corridor of not more than one (1) dwelling unit for each five (5) acres of upland corridor lands.

- B. For that portion of lands which is not zoned UC, but which lies within a larger parcel or tract of land partially zoned UC, those non UC zoned lands shall meet the minimum lot size required in the non UC zoning district.
- C. There are no minimum average lot width requirements for the Upland Corridor District.

3. Preservation of Open Space

- A. For parcels lying entirely within an upland corridor, no open space regulation shall apply. However, the areas of disturbance (all land altering activities and vegetative removal including building sites, septic areas, and driveway and parking areas) shall be no more than 15% of five (5) acres (32,670 square feet) in the upland corridor, no matter the size of the lot.
- B. For parcels that lie partially within and partially outside of the upland corridor, the area of disturbance shall be limited to that area outside of the upland corridor unless otherwise permitted by a building envelope on the certified survey map, subdivision plat, or other document recorded in the Waukesha County Register of Deeds office.

**CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE**

SECTION 10 PR PARK AND RECREATION DISTRICT

(a) Purpose and intent

The Park and Recreation District is intended to provide for areas where the active and passive recreational needs, both public and private, of the Town residents can be met without undue disturbance of natural resources and adjacent uses. When applied to privately-owned recreational lands, this district is intended to avoid the conversion of such lands to other urban uses without adequate public review and approval. The district should be used for areas designated as parks on the adopted Town Land Use Plan/Comprehensive Development Plan or component or subsequent amendment thereto.

If a proposed park and recreation site does not comply with the Town's Land Use Plan/Comprehensive Development Plan, the Town shall carefully assess the proposal's impact on the environment, traffic, Town services, sewer use, water use, and surrounding properties prior to taking action.

All permitted and conditional uses proposed in this district shall be subject to review and approval of a site plan and plan of operation by the Town Plan Commission.

(b) Permitted Uses

1. Forest reserves for wildlife refuges and wilderness areas.
2. Flood control retention/detention areas.
3. Sledding/tobogganing without lights.
4. Biking, hiking, cross-country skiing, and snowshoeing trails.
5. Horseback riding trails.
6. Passive open space uses.
7. Picnicking areas.
8. Playgrounds without lights.
9. Existing residences.
10. All other municipally owned and operated recreational facilities/uses and parks not subject to a conditional use as listed below in Section 10 (e).

(c) Permitted Accessory Uses

1. Buildings and structures used in conjunction with the operation of a permitted use.
2. Signs displaying the name of the site or facility provided they are no greater than fifty (50) square feet in area. Signs shall be in accordance with Chapter 13, Signs, of the General Code of Ordinances (refer to Addendum A).
3. Parking in accordance with Section 3 (j).
4. Satellite dishes or other communication equipment apparatus.
5. Temporary Uses: Lands and buildings within the district may be used on a temporary basis for private and/or commercial uses not more than 1 week in duration. Such uses might consist of carnivals, rental of said buildings for private gatherings, use of buildings for temporary commercial displays, trade fairs or similar functions for the purpose of fundraising, or other special and unique events in conjunction with the permitted use. The town board must grant approval for such temporary uses and such approval is subject to any conditions

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

that may be imposed.

6. Outdoor storage and/or outdoor display subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission.
7. Parking and Driveway Setback and Offset
 - A. A minimum parking and driveway setback of twenty-five (25) feet from the base setback line shall be required (other than at the intersection of the driveway and the road right-of-way).
 - B. A minimum parking and driveway offset of not less than twenty (20) feet from a side or rear lot line shall be required.

(d) Prohibited Uses

1. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels.
2. Limited Family Businesses
3. Cemeteries and Mausoleums
4. Commercial Truck Parking
5. Private Clubs and Resorts
6. Churches, Synagogues, and Other Buildings for Religious Assembly
7. New residential uses
8. Adult-Oriented Establishments
9. The keeping of livestock and poultry/fowl.

(e) Conditional Uses

Conditional uses as provided below and in Sections 4 (h) 17, 24, and 29. Lands zoned Park and Recreation may be included as park and recreation lands in planned unit developments in accordance with Section 4 (h) 21 of this ordinance.

1. Public and private noncommercial play fields or athletic fields (soccer, baseball, softball, etc.) with lights.
2. Skating rinks and ice hockey arenas with lights.
3. Downhill skiing and snowboarding with lights.
4. Playgrounds with lights.
5. Golf courses and related facilities.
6. Swimming beaches.
7. Recreation Centers.
8. Nature Centers.
9. Tennis courts with lights.
10. Group or organized camps, campgrounds.
11. Art exhibits and fairs.
12. Boat rentals, boat liveries, and boat access sites.
13. Outdoor amphitheaters.
14. Golf driving ranges and miniature golf courses with lights.
15. Skateboard parks.
16. Sand volleyball courts with lights.
17. Outdoor basketball courts with lights.

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

18. Sledding/tobogganing with lights.
19. Other indoor and outdoor recreational facilities and uses similar to the above.

(f) **Building Location**

1. A minimum building setback of not less than fifty (50) feet from the base setback line shall be required.
2. A minimum building offset of not less than fifty (50) feet from a side or rear lot line shall be required.
3. A minimum building shore setback of not less than seventy-five (75) feet shall be required.

(g) **Height Regulations:** Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure. No accessory building shall exceed thirty-five (35) feet in height.

(h) **Area Regulations:** Lots in the PR Park and Recreation District shall provide sufficient area for the principal structure and any accessory structures, off-street parking and loading areas, and all required offsets and setbacks. The Town Plan Commission shall determine the minimum lot size, minimum average width, maximum floor area ratio, and open space required in each specific case.