

Section 19.02.01: Purpose

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**ARTICLE II: ESTABLISHMENT OF ZONING DISTRICTS****Section 19.02.01: Purpose**

The area located within the jurisdiction of this Chapter is hereby divided into zoning districts of such number as is necessary to achieve compatibility of land uses within each district, to implement the Village of Grafton Comprehensive Plan, and to achieve the other purposes of this Chapter.

**Section 19.02.02: Standard Zoning Districts**

For the purpose of this Chapter, all areas within the jurisdiction of this Chapter are hereby divided into the following standard zoning districts.

**Residential Zoning Districts**

- SF-3 Single Family Residential-3
- SF-4 Single Family Residential-4
- SF-6 Single Family Residential-6
- DU-6 Duplex Residential-6
- MH-9 Mobile Home Residential-9
- MF-14 Multi-Family Residential-14
- MF-20 Multi-Family Residential-20

**Nonresidential Zoning Districts**

- RH-35 Rural Holding-35
- I Institutional
- PR Park and Recreation
- NMU Neighborhood Mixed Use
- SMU South Commercial Mixed Use
- RMU Regional Mixed Use
- DMU Downtown Mixed Use
- BP Business Park
- LI Light Industrial
- HI Heavy Industrial
- EX Extraction and Disposal
- AE Adult Entertainment
- PUD Planned Unit Development

**Section 19.02.03: Map of Standard Zoning Districts**

Zoning districts established by this Chapter are shown on the Official Zoning Map of the Village of Grafton, which together with all explanatory materials thereon, is hereby made part of this Chapter.

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**Section 19.02.04: Interpretation of Zoning District Boundaries**

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**Section 19.02.04: Interpretation of Zoning District Boundaries**

The following rules shall be used to determine the precise location of any zoning district boundary shown on the Official Zoning Map of the Village of Grafton:

- A. Zoning district boundaries shown as following or approximately following the limits of any city, town, or county boundary shall be construed as following such limits.
- B. Zoning district boundaries shown as following or approximately following streets or railroad lines shall be construed as following the centerline of such streets or railroad lines.
- C. Zoning district boundary lines shown as following or approximately following platted lot lines or other property lines as shown on the Village of Grafton or Ozaukee County tax maps shall be construed as following such lines.
- D. Zoning district boundaries shown as following or approximately following the centerlines of streams, rivers, or other continuously flowing watercourses shall be construed as following the channel centerlines of such watercourses, and, in the event of a natural change in the location of such streams, rivers, or other watercourses, the zoning district boundary shall be construed as moving with the channel centerline.
- E. Zoning district boundaries shown as following or approximately following ridgelines or watershed boundaries shall be construed as following such lines.
- F. Zoning district boundaries shown as separated from, any of the features listed in paragraphs (A) through (E), above, shall be construed to be at such distances there from as are shown on the Official Zoning Map.
- G. Where any uncertainty exists as to the exact location of a zoning district boundary line, as shown on the Official Zoning Map, the location of the line shall be determined by the Community Development Director, or designee.

**Section 19.02.05: General Standards**

- A. No building, structure, or land shall hereafter be used or occupied, and no building or part thereof, or other structure, shall be erected, raised, moved, reconstructed, extended, enlarged, or altered except in conformity with the regulations specified for the district in which it is located.
- B. No structure, development, land, water, or air shall hereafter be used, no site shall be altered or improved, and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, substantially improved, extended, enlarged, converted, or structurally altered without meeting the requirements of this Ordinance.
- C. No yards, now or hereafter provided for an existing building, shall subsequently be reduced below, or further reduced below--if already less than--the minimum yard requirements of the district in which it is located.
- D. No land shall be used or structure erected where the land is held unsuitable for such use or structure by the Plan Commission due to flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of this community. The Plan Commission, in

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**Section 19.02.06: Bulk Standards**

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applying the provisions of this Ordinance, shall, in writing, recite the particular facts upon which it bases its conclusion that the land is not suitable for certain uses. The applicant shall have an opportunity to present evidence contesting such unsuitability if so desired. Thereafter, the Zoning Board of Appeals may affirm, modify, or withdraw its determination of unsuitability.

**Section 19.02.06: Bulk Standards**

- E. All structures shall comply with the requirements listed for each zoning district in this Article.
- F. All lots shall abut upon a public street. Refer to additional standards for lots and blocks in Title 18: Subdivisions.
- G. On lots fronting two nonintersecting streets, a front yard must be provided on both streets.
- H. On lots fronting three or more streets and/or on sharply curved streets, the determination of the yards and appropriate setbacks shall be made by the Community Development Director, or designee.

**Section 19.02.07: Exceptions to Maximum Height Regulations.**

The maximum height regulations listed for residential and nonresidential uses and accessory structures in each zoning district in this Article are the maximum permitted heights for all buildings and structures, except those exempted by this Section.

- A. The following are permitted to exceed the maximum height regulations within any district where permitted: church spires; belfries; cupolas; penthouses and domes (not used for human occupancy); public monuments; stage towers or scenery lofts; water towers; fire and hose towers; tanks; utility poles; flag poles; chimneys; cooling towers; exhaust pipes; ventilators; skylights; telecommunications towers and antennas; satellite dishes; elevator bulkheads and other necessary mechanical appurtenances usually carried above roof level; and similar features.
- B. The provisions of this Chapter shall not apply to prevent the erection above the building height limit of a parapet wall or cornice for ornament (and without windows) extending above such height limit not more than 5 feet. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose they are to serve and subject to the Wisconsin state building code.

**Section 19.02.08: Projections into Required Yards.**

The minimum setback requirements of each zoning district establish the minimum required yards for all uses, except those exempted by the provisions of this Section.

- A. With the exception of fences, accessory landscape features, and the permitted projections described in this Section, no principal or accessory structures shall be permitted within any portion of a front or street side yard.
- B. Permitted Projections into All Required Yards.
  - 1. For residential buildings, the ordinary projection of sills, belt courses, cornices, gutters, eaves, overhangs, ornamental features, pilasters, lintels, bay windows, chimneys, and flues, provided they do not extend more than 2 feet into the required yards.

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Section 19.02.08: Projections into Required Yards.

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2. Flag poles, sidewalks located at least 3 feet from a vehicle parking/circulation area, landscaping (including lawn and vegetation), posts, or other similar amenities when accessory to a residential use.
  3. Additions (including vertical additions, additional floors, and architectural features), balconies, terraces, covered porches, or similar appurtenances not extending beyond the setback of the existing façade, may be located in the provided or required yard setback, whichever more permissive. If the addition is a front-loaded garage or front-loaded garage addition, the minimum setback when facing the front yard or street side yard shall be at least 20 feet. In no instance shall any new encroachment be within 5 feet of an adjacent structure or 3 feet of a property line.
  4. Fences meeting the requirements of Section 19.04.09.
  5. Handicap Accessible Ramps. Handicap ramps or other devices required to make reasonable accommodation under the Fair Housing Act or the Americans with Disabilities Act are to be permitted in any required setbacks, provided that the maximum encroachment into a required setback is the minimum dimension required by the Wisconsin Commercial Building Code or Wisconsin Uniform Dwelling Code for accessible ramps and that no other location is feasible outside the required setbacks. Only temporary and removable ramps shall be permitted to encroach into the required setbacks. Handicap ramps proposed for placement within required setback areas shall secure a handicap ramp permit from the Director of Community Development, or designee, prior to construction. An application for a permit shall include a written statement explaining the reasons for the placement of the handicap ramp. The Community Development Director, or designee, may also require a statement from a physician verifying the need for a handicap ramp. Handicap ramps must have dense landscaping or skirting covering the lower open portion of the ramp, shall be kept in good repair, and shall include landscape treatments buffering the handicap ramp from adjacent properties. When a handicap ramp is placed within the required setback, the Community Development Director, or designee, may periodically require verification of the continual need for the handicap ramp. When it has been determined the handicap ramp is no longer needed, the Community Development Director, or designee, may order its immediate removal.
  6. Any other provisions identified elsewhere in this Chapter (landscape features, tents, and other features where specific setbacks are established).
- C. Permitted Projections into Required Front Yards.
1. Uncovered entry platforms and steps necessary to comply with current ingress and egress regulations provided they do not extend more than 4 feet into the front yard setback. Steps from the platform may extend into the front setback area for the distance needed to meet minimum building code requirements for risers and treads. Replacement steps for porches may extend into the front setback area for the distance needed to meet minimum building code requirements for risers and treads. These exceptions apply only to residential districts.

Section 19.02.08: Projections into Required Yards.

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2. Yard lights and ornamental lights for residential lots, provided that they comply with the illumination requirements of Section 19.04.07 and provided they do not locate closer than 5 feet from the front or street side property line.
  3. Basketball backboard structures, provided that a minimum setback of 15 feet is maintained from the front lot line and the minimum driveway setback for the applicable land use is maintained for all other lot lines.
  4. Within the SF-3 District, on a lot which was either recorded or included within a valid preliminary plat before April 17, 2000, any building or building addition extending five feet or less into the yard.
  5. Within the DU-6 District, on a lot which was either recorded or included within a valid preliminary plat before April 17, 2000, any building or building addition extending ten feet or less into the yard.
- D. Permitted Projections into Required Street Side Yards (for Corner Lots).
1. Yard lights and ornamental lights for residential lots, provided that they comply with the illumination requirements of Section 19.04.07 and provided they do not locate closer than 5 feet from the front or street side property line.
- E. Permitted Projections into Required Interior Side Yards.
1. Open fire escapes, fireproof outside stairways, egress windows and balconies opening upon fire towers may project into a side yard not more than 3 ½ feet when so placed as not to obstruct light and ventilation.
  2. Uncovered entry platforms and steps necessary to comply with current ingress and egress regulations provided they do not extend more than 4 feet into the interior side yard setback. Steps from the platform may extend into the front setback area for the distance needed to meet minimum building code requirements for risers and treads. Replacement steps for porches may extend into the front setback area for the distance needed to meet minimum building code requirements for risers and treads. These exceptions apply only to residential districts.
  3. Uncovered patios and decks on single family and two family dwelling units not to exceed 12 inches above the established grade, and shall not be nearer than 3 feet from the adjacent side lot line.
  4. In the DU-6 District, on a lot which was either recorded or included within a valid preliminary plat before April 17, 2000, any building or building addition extending three feet or less into the yard.
- F. Permitted Projections into Required Rear Yards.
1. Attached terraces, uncovered porches, patios, decks, steps, stoops, or similar appurtenances to single family and two family residential buildings which do not extend more than 12 inches above the established grade, provided they do not locate closer than 20 feet to the rear lot line.
  2. Recreational equipment accessory to a residential use, provided a 5-foot setback is maintained for all lot lines.
  3. Open fire escapes, fireproof outside stairways, and balconies opening upon fire towers may project into a rear yard not more than 3 ½ feet when so placed as not to obstruct light and ventilation.

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**Section 19.02.09: Description and Purpose of Zoning Districts**

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4. Open fire escapes, fireproof outside stairways, and balconies opening upon fire towers may project into a rear yard not more than 3 ½ feet when so placed as not to obstruct light and ventilation.
  5. In the SF-3 District, on a lot which was either recorded or included within a valid preliminary plat before April 17, 2000, any building or building addition extending five feet or less into the yard.
- G. Permitted Projections in the Planned Development District (PD): Per approved Plan.

**Section 19.02.09: Description and Purpose of Zoning Districts**

The following Sections specify the description and purpose of the standard zoning districts established by this Chapter, establish principal and accessory uses permitted by right or as conditional uses, establish bulk, density, and intensity standards, and reference other applicable regulations. Definitions and regulations for land uses are provided in Article III.

Section 19.02.31 includes a Table of Land Uses indicating which land uses are allowed in each zoning district, and whether they are permitted by right, by conditional use, as accessory uses, or as temporary uses.

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Section 19.02.10: RH-35 Rural Holding-35 Zoning District

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**Section 19.02.10: RH-35 Rural Holding-35 Zoning District**

- A. Intent. This district is intended to act as a "holding zone" to preserve productive agricultural lands in the long-term, protect existing farm operations from encroachment by incompatible uses, promote further investments in farming, and may maintain eligibility for farming incentive programs. This district also permits very low density single family detached residential development at a density of no more than one dwelling unit for every 35 gross acres.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31C for temporary uses allowed in this district. Most temporary uses are limited to 90 days per calendar year. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.10: RH-35 Rural Holding-35 Zoning District

A. Density, Intensity, and Bulk Regulations for the (RH-35) Rural Holding District.

Regulation		
Maximum Residential Density*	1 dwelling unit per 35 acres*	
Minimum Lot Area*	20,000 square feet*	
Maximum Lot Area	4 acres	
Minimum Greenspace Surface Ratio	50 percent	
Minimum Lot Width	100 feet	
Minimum Lot Depth	120 feet	
Minimum Lot Frontage at Right-of-Way	100 feet	
Minimum Front Setback	30 feet	
Minimum Street Side Setback (on corner lots)	30 feet	
Minimum Side Setback	15 feet	
Minimum Rear Setback	50 feet	
Maximum Principal Building Height	Lesser of 35 feet or 2.5 stories	
Minimum Principal Building Separation	10 feet	
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet	
Minimum Parking Required	See Article III	
Minimum Dwelling Unit Structure Area	800 square feet	
Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	3 feet	20 feet
Minimum Rear Setback	5 feet	50 feet
Maximum Height	Lesser of 18 feet or 1 story	45 feet
Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>	
U.S. Highways	50 feet	
State Trunk Highways	50 feet	
County Trunk Highways	40 feet	
Locally Designated Arterial (major) Streets and Highways	40 feet	

Note: This district is designed to allow the property owner to create one new lot (with a minimum lot area of 20,000 square feet and a maximum lot area of 2 acres) from a "parent lot" of between 1 and 70 acres. The new lot may include the existing residence, allowing the rest of the undeveloped original lot to be sold. The required maximum residential density of one dwelling per 35 acres is intended to retain agricultural or other rural uses until urban services are available to enable a zoning map amendment to a development-oriented zoning district. <sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.



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**Section 19.02.11: SF-3 Single Family Residential-3 Zoning District**

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**Section 19.02.11: SF-3 Single Family Residential-3 Zoning District**

- A. Intent. This district is intended to create, preserve, and enhance areas for moderate density single family detached dwellings at an approximate density of 3 dwelling units per acre.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.11: SF-3 Single Family Residential-3 Zoning District

I. Density, Intensity, and Bulk Regulations for the SF-3 Single Family Residential-3 District.

		Regulation
Minimum Lot Area		14,000 square feet
Minimum Greenspace Surface Ratio		60 percent
Minimum Lot Width		80 feet
Minimum Lot Depth		120 feet
Minimum Lot Frontage at Right-of-Way		75 feet
Minimum Front Setback		30 feet
Minimum Street Side Setback (on corner lots)		30 feet
Minimum Side Setback		10 feet
Minimum Rear Setback		25 feet
Maximum Principal Building Height		Lesser of 35 feet or 2.5 stories
Minimum Principal Building Separation		10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)		5 feet
Minimum Parking Required		See Article III
Minimum Dwelling Unit Structure Area		800 square feet
Detached Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	5 feet	25 feet
Maximum Height	18 feet or one story	18 feet or one story
Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>	
U.S. Highways	50 feet	
State Trunk Highways	50 feet	
County Trunk Highways	40 feet	
Locally Designated Arterial (major) Streets and Highways	40 feet	

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

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**Section 19.02.12: SF-4 Single Family Residential-4 Zoning District**

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**Section 19.02.12: SF-4 Single Family Residential-4 Zoning District**

- A. Intent. This district is intended to create, preserve, and enhance areas for moderate density single family detached dwellings at an approximate density of 4 dwelling units per acre.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
  - 1. Two family dwellings established as of December 7, 2020 (date of adoption) are permitted by right. Conversion of housing units from single family to two family dwellings after December 7, 2020 (date of adoption) are prohibited.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.12: SF-4 Single Family Residential-4 Zoning District

I. Density, Intensity, and Bulk Regulations for the SF-4 Single Family Residential-4 District.

		Regulation
Minimum Lot Area		10,000 square feet
Minimum Greenspace Surface Ratio		60 percent
Minimum Lot Width		75 feet
Minimum Lot Depth		120 feet
Minimum Lot Frontage at Right-of-Way		75 feet
Minimum Front Setback		30 feet
Minimum Street Side Setback (on corner lots)		30 feet
Minimum Side Setback		6 feet with one side a minimum of 10 feet
Minimum Rear Setback		25 feet
Maximum Principal Building Height		Lesser of 35 feet or 2.5 stories
Minimum Principal Building Separation		10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)		5 feet
Minimum Parking Required		See Article III
Minimum Dwelling Unit Structure Area		800 square feet
Detached Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	5 feet	25 feet
Maximum Height	18 feet or one story	18 feet or one story
Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>	
U.S. Highways	50 feet	
State Trunk Highways	50 feet	
County Trunk Highways	40 feet	
Locally Designated Arterial (major) Streets and Highways	40 feet	

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

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**Section 19.02.13: SF-6 Single Family Residential-6 Zoning District**

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**Section 19.02.13: SF-6 Single Family Residential-6 Zoning District**

- A. Intent. This district is intended to create, preserve, and enhance areas for moderate density single family detached dwellings at an approximate density of 6 dwelling units per acre.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
  - 1. Two family dwellings established as of December 7, 2020 (date of adoption) are permitted by right. Conversion of housing units from single family to two family dwellings after December 7, 2020 (date of adoption) are prohibited.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Most temporary uses are limited to 90 days per calendar year. Temporary uses below marked with an asterisk (\*) may be extended in duration through the conditional use process. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.13: SF-6 Single Family Residential-6 Zoning District

I. Density, Intensity, and Bulk Regulations for the SF-6 Single Family Residential-6 District.

		Regulation	
Minimum Lot Area		7,000 square feet	
Minimum Greenspace Surface Ratio		50 percent	
Minimum Lot Width		50 feet	
Minimum Lot Depth		100 feet	
Minimum Lot Frontage at Right-of-Way		50 feet	
Minimum Front Setback		25 feet	
Minimum Street Side Setback (on corner lots)		20 feet	
Minimum Side Setback		6 feet with one side a minimum of 10 feet	
Minimum Rear Setback		25 feet	
Maximum Principal Building Height		Lesser of 35 feet or 2.5 stories	
Minimum Principal Building Separation		10 feet	
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)		5 feet	
Minimum Parking Required		See Article III	
Minimum Dwelling Unit Structure Area		800 square feet	
Detached Accessory Buildings		Residential	Nonresidential
Minimum Front Setback		Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback		3 feet	10 feet
Minimum Rear Setback		5 feet	25 feet
Maximum Height		18 feet or one story	18 feet or one story
Types of Arterial (major) Street or Highway by Jurisdiction		Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>	
U.S. Highways		50 feet	
State Trunk Highways		50 feet	
County Trunk Highways		40 feet	
Locally Designated Arterial (major) Streets and Highways		40 feet	

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

Section 19.02.14: DU-6 Duplex Residential-6 Zoning District

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**Section 19.02.14: DU-6 Duplex Residential-6 Zoning District**

- A. Intent. This district intended to create, preserve, and enhance areas for single family detached and two family attached dwellings at an approximate density of 6 dwelling units per acre.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.14: DU-6 Duplex Residential-6 Zoning District

A. Density, Intensity, and Bulk Regulations for the DU-6 Duplex Residential-6 District.

Regulation		
Minimum Lot Area	7,200 square feet per dwelling unit	
Minimum Greenspace Surface Ratio	65 percent	
Minimum Lot Width	60 feet	
Minimum Lot Depth	100 feet	
Minimum Lot Frontage at Right-of-Way	60 feet	
Minimum Front Setback	25 feet	
Minimum Street Side Setback (on corner lots)	20 feet	
Minimum Side Setback	6 feet with one side a minimum of 10 feet	
Minimum Rear Setback	25 feet	
Maximum Principal Building Height	Lesser of 35 feet or 2.5 stories	
Minimum Principal Building Separation	10 feet	
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet	
Minimum Parking Required	See Article III	
Minimum Dwelling Unit Structure Area	800 square feet	
Detached Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	5 feet	25 feet
Maximum Height	18 feet or one story	18 feet or one story
Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>	
U.S. Highways	50 feet	
State Trunk Highways	50 feet	
County Trunk Highways	40 feet	
Locally Designated Arterial (major) Streets and Highways	40 feet	

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.



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**Section 19.02.15: MH-9 Mobile Home Residential-9 Zoning District**

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**Section 19.02.15: MH-9 Mobile Home Residential-9 Zoning District**

- A. Intent. This district is intended to create, preserve, and enhance subdivisions exclusively for mobile home developments at an approximate density of 9 dwelling units per acre.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.15: MH-9 Mobile Home Residential-9 Zoning District

A. Density, Intensity, and Bulk Regulations for the MH-9 Mobile Home Residential-9 District.

	Mobile Home Subdivision or Park	Mobile Home Lot or Leased Space	Nonresidential Uses
Minimum Zoning District Area	10 acres	Must be within a Mobile Home Subdivision or Park	Must be within a Mobile Home Subdivision or Park
Minimum Lot or Leased Space Area	N/A	4,500 square feet	9,000 square feet
Minimum Greenspace Area Ratio	50 percent	25 percent	50 percent
Minimum Lot or Leased Space Width	100 feet	45 feet	66 feet
Minimum Lot or Leased Space Depth	150 feet	100 feet	100 feet
Minimum Lot or Leased Space Frontage at Right-of-Way of Private Drive Edge	100 feet	25 feet	30 feet
Minimum Subdivision or Park Perimeter Setback		N/A	N/A
Minimum Front Setback	20 feet along all perimeter boundaries in addition to all other required setbacks	20 feet	25 feet
Minimum Street Side Setback (on corner lots or leased spaces)		10 feet	25 feet
Minimum Side Setback		5 feet	10 feet
Minimum Rear Setback		10 feet	10 feet
Maximum Principal Building Height	N/A	Lesser or 20 feet or 1 story	20 feet
Minimum Building Separation	N/A	10 feet	20 feet
Minimum Parking Required	N/A	See Article III	See Article III
Minimum Garage Door or Carport Setback to Alley	N/A	10 feet	10 feet
Minimum Dwelling Unit Structure Area	N/A	500 square feet	N/A
Minimum Front Setback	N/A	Even with or behind principal structure	Even with or behind principal structure
Minimum Side Setback	N/A	3 feet	3 feet
Minimum Rear Setback	N/A	3 feet	3 feet
Maximum Height	N/A	Lesser or 18 feet or 1 story	Lesser or 18 feet or 1 story
Types of Arterial (major) Street or Highway by Jurisdiction		Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line (a,b)	
U.S. Highways		50 feet	
State Trunk Highways		50 feet	
County Trunk Highways		40 feet	

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

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Section 19.02.16: MF-14 Multi-Family Residential-14 Zoning District

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**Section 19.02.16: MF-14 Multi-Family Residential-14 Zoning District**

- A. Intent. This district is intended to create, preserve, and enhance areas for multi-family uses in small buildings at medium densities, up to 14 dwelling units per acre.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.16: MF-14 Multi-Family Residential-14 Zoning District

I. Density, Intensity, and Bulk Regulations for the MF-14 Multi-Family Residential-14 District.

Regulation		
Minimum Lot Area	3,000 square feet per dwelling unit	
Minimum Greenspace Surface Ratio	40 percent	
Minimum Lot Width	60 feet	
Minimum Lot Depth	100 feet	
Minimum Lot Frontage at Right-of-Way	40 feet	
Minimum Front Setback	25 feet	
Minimum Street Side Setback (on corner lots)	20 feet	
Minimum Side Setback	20 feet	
Minimum Rear Setback	40 feet	
Maximum Principal Building Height	45 feet	
Minimum Principal Building Separation	10 feet	
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet	
Minimum Parking Required	See Article III	
Minimum Dwelling Unit Structure Area	800 square feet	
Detached Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	5 feet	25 feet
Maximum Height	18 feet or one story	18 feet or one story
Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line (a,b)	
U.S. Highways	50 feet	
State Trunk Highways	50 feet	
County Trunk Highways	40 feet	

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

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Section 19.02.17: MF-20 Multi-Family Residential-20 Zoning District

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**Section 19.02.17: MF-20 Multi-Family Residential-20 Zoning District**

- A. Intent. This district is intended to create, preserve, and enhance areas for multi-family uses in small and medium sized buildings at higher densities, up to 20 dwelling units per acre.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.17: MF-20 Multi-Family Residential-20 Zoning District

I. Density, Intensity, and Bulk Regulations for the MF-20 Multi-Family Residential-20 District.

		Regulation
Minimum Lot Area		2,000 square feet per dwelling unit
Minimum Greenspace Surface Ratio		35 percent
Minimum Lot Width		60 feet
Minimum Lot Depth		100 feet
Minimum Lot Frontage at Right-of-Way		40 feet
Minimum Front Setback		25 feet
Minimum Street Side Setback (on corner lots)		20 feet
Minimum Side Setback		15 feet
Minimum Rear Setback		30 feet
Maximum Principal Building Height		45 feet
Minimum Principal Building Separation		10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)		5 feet
Minimum Parking Required		See Article III
Minimum Dwelling Unit Structure Area		800 square feet
Detached Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	5 feet	25 feet
Maximum Height	18 feet or one story	18 feet or one story
Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>	
U.S. Highways	50 feet	
State Trunk Highways	50 feet	
County Trunk Highways	40 feet	

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

Section 19.02.18: I Institutional Zoning District

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**Section 19.02.18: I Institutional Zoning District**

- A. Intent. This district is intended to permit both large- and small- scale institutional development including those on single sites within larger areas of both residential and nonresidential zoning districts. Residential uses are intended to occur at an approximate density of 1 dwelling unit per acre. This district avoids the creation of commercial spot zone intrusions in primarily residential or industrial areas where spots of commercial zoning may be incompatible.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.18: I Institutional Zoning District

I. Density, Intensity, and Bulk Regulations for the I Institutional District.

Regulation		
Minimum Lot Area	15,000 square feet	
Minimum Greenspace Surface Ratio	40 percent	
Minimum Lot Width	100 feet	
Minimum Lot Depth	100 feet	
Minimum Lot Frontage at Right-of-Way	100 feet	
Minimum Front Setback	30 feet	
Minimum Street Side Setback (on corner lots)	30 feet	
Minimum Side Setback	15 feet	
Minimum Rear Setback	30 feet	
Maximum Principal Building Height	45 feet	
Minimum Principal Building Separation	10 feet	
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet	
Minimum Parking Required	See Article III	
Minimum Dwelling Unit Structure Area	800 square feet	
Detached Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	5 feet	25 feet
Maximum Height	18 feet or one story	18 feet or one story
Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>	
U.S. Highways	50 feet	
State Trunk Highways	50 feet	
County Trunk Highways	40 feet	

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.



Section 19.02.19: PR Park and Recreation Zoning District

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**Section 19.02.19: PR Park and Recreation Zoning District**

- A. Intent. This district is intended to permit both large- and small- scale public park and recreation facilities.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.19: PR Park and Recreation Zoning District

A. Density, Intensity, and Bulk Regulations for the PR Park and Recreation District.

Regulation		
Minimum Lot Area	20,000 square feet	
Minimum Greenspace Surface Ratio	50 percent	
Minimum Lot Width	100 feet	
Minimum Lot Depth	100 feet	
Minimum Lot Frontage at Right-of-Way	100 feet	
Minimum Front Setback	30 feet	
Minimum Street Side Setback (on corner lots)	30 feet	
Minimum Side Setback	20 feet	
Minimum Rear Setback	50 feet	
Maximum Principal Building Height	45 feet	
Minimum Principal Building Separation	10 feet	
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet	
Minimum Parking Required	See Article III	
Minimum Dwelling Unit Structure Area	800 square feet	
Detached Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	5 feet	25 feet
Maximum Height	18 feet or one story	18 feet or one story
Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>	
U.S. Highways	50 feet	
State Trunk Highways	50 feet	
County Trunk Highways	40 feet	

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

Section 19.02.20: NMU Neighborhood Mixed Use Zoning District

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**Section 19.02.20: NMU Neighborhood Mixed Use Zoning District**

- A. Intent. This district is intended to permit residential development and small-scale commercial uses compatible with adjacent residential uses and neighborhood character. Residential uses are intended to occur at an approximate density of six dwelling units per acre.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.20: NMU Neighborhood Mixed Use Zoning District

I. Density, Intensity, and Bulk Regulations for the NMU Neighborhood Mixed Use District.

Regulation		
Minimum Lot Area	Nonresidential: 7,200 square feet. 7,200 square feet per unit for single family and duplex dwelling units.	
Minimum Greenspace Surface Ratio	30 percent	
Minimum Lot Width	60 feet	
Minimum Lot Depth	100 feet	
Minimum Lot Frontage at Right-of-Way	40 feet	
Minimum Front Setback	25 feet	
Minimum Street Side Setback (on corner lots)	25 feet	
Minimum Side Setback	10 feet	
Minimum Rear Setback	25 feet	
Maximum Principal Building Height	35 feet or 2.5 stories	
Minimum Principal Building Separation	10 feet	
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet	
Minimum Parking Required	See Article III	
Minimum Dwelling Unit Structure Area	800 square feet for single family d.u. 1,200 square feet for two family d.u. 400 square feet per d.u. for all other d.u. types.	
Detached Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	5 feet	25 feet
Maximum Height	18 feet or one story	18 feet or one story
Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>	
U.S. Highways	50 feet	
State Trunk Highways	50 feet	
County Trunk Highways	40 feet	

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

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**Section 19.02.21: SMU South Commercial District Mixed Use Zoning District**

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**Section 19.02.21: SMU South Commercial District Mixed Use Zoning District**

- A. Intent. This district is intended to permit a mix of larger scale residential, commercial, office, retail, and light manufacturing uses compatible with adjacent residential uses and neighborhood character. Residential uses are intended to occur at an approximate density of 20 dwelling units per acre.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.21: SMU South Commercial District Mixed Use Zoning District

I. Density, Intensity, and Bulk Regulations for the SMU South Commercial Mixed Use District.

		Regulation	
Minimum Lot Area	Nonresidential: 20,000 square feet. 2,000 square feet per dwelling unit.		
Minimum Greenspace Surface Ratio	25 percent		
Minimum Lot Width	150 feet		
Minimum Lot Depth	100 feet		
Minimum Lot Frontage at Right-of-Way	150 feet		
Minimum Front Setback	30 feet		
Minimum Street Side Setback (on corner lots)	30 feet		
Minimum Side Setback	15 feet		
Minimum Rear Setback	30 feet		
Maximum Principal Building Height	45 feet		
Minimum Principal Building Separation	10 feet		
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet		
Minimum Parking Required	See Article III		
Minimum Dwelling Unit Structure Area	400 square feet per d.u. (multi-family only)		
Detached Accessory Buildings		Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building	
Minimum Side Setback	3 feet	10 feet	
Minimum Rear Setback	5 feet	25 feet	
Maximum Height	18 feet or one story	18 feet or one story	
Types of Arterial (major) Street or Highway by Jurisdiction		Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>	
U.S. Highways		50 feet	
State Trunk Highways		50 feet	
County Trunk Highways		40 feet	

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

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**Section 19.02.22: RMU Regional Mixed Use Zoning District**

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**Section 19.02.22: RMU Regional Mixed Use Zoning District**

- A. Intent. This district is intended to permit a range of large and small scale office, retail, service, and lodging, and entertainment uses that are compatible with the desired community character.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.22: RMU Regional Mixed Use Zoning District

I. Density, Intensity, and Bulk Regulations for the RMU Regional Mixed Use District.

	Regulation
Minimum Lot Area	40,000 square feet.
Minimum Greenspace Surface Ratio	35 percent
Minimum Lot Width	150 feet
Minimum Lot Depth	100 feet
Minimum Lot Frontage at Right-of-Way	150 feet
Minimum Front Setback	40 feet
Minimum Street Side Setback (on corner lots)	30 feet
Minimum Side Setback	20 feet
Minimum Rear Setback	30 feet
Maximum Principal Building Height	45 feet
Minimum Principal Building Separation	10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet
Minimum Parking Required	See Article III

Detached Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	5 feet	25 feet
Maximum Height	18 feet or one story	18 feet or one story

Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>
U.S. Highways	50 feet
State Trunk Highways	50 feet
County Trunk Highways	40 feet

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.



Section 19.02.23: DMU Downtown Mixed Use Zoning District

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**Section 19.02.23: DMU Downtown Mixed Use Zoning District**

- A. Intent. This district is intended to permit both large- and small-scale downtown commercial, residential, and mixed use development at an intensity which provides incentives for infill development, redevelopment, and the continued economic viability of existing development. The district is also intended to promote and maintain the pedestrian-focused characteristics of Grafton's historic downtown. Residential redevelopment uses are intended to occur at a density of over 20 dwelling units per acre.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.23: DMU Downtown Mixed Use Zoning District

I. Density, Intensity, and Bulk Regulations for the DMU Downtown Mixed Use District.

	Regulation
Minimum Lot Area	None
Minimum Greenspace Surface Ratio	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Lot Frontage at Right-of-Way	None
Minimum Front Setback	None
Maximum Front Setback	15 feet
Minimum Street Side Setback (on corner lots)	None
Minimum Side Setback	None
Minimum Rear Setback	None
Maximum Principal Building Height	45 feet
Minimum Principal Building Separation	0 or 10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	None
Minimum Parking Required	See Article III
Minimum Dwelling Unit Structure Area	500 square feet

Detached Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback	0 or 5 feet	0 or 5 feet
Minimum Rear Setback	0 or 5 feet	0 or 5 feet
Maximum Height	18 feet or one story	18 feet or one story

Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>
U.S. Highways	50 feet
State Trunk Highways	50 feet
County Trunk Highways	40 feet

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

Section 19.02.24: BP Business Park Zoning District

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**Section 19.02.24: BP Business Park Zoning District**

- A. Intent. This district is intended to accommodate high-quality business, industrial, office, and related land uses at an intensity that is compatible with the overall community character of the Village.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.24: BP Business Park Zoning District

I. Density, Intensity, and Bulk Regulations for the BP Business Park District.

	Regulation
Minimum Lot Area	40,000 square feet
Minimum Greenspace Surface Ratio	35 percent
Minimum Lot Width	150 feet
Minimum Lot Depth	100 feet
Minimum Lot Frontage at Right-of-Way	100 feet
Minimum Front Setback	50 feet
Minimum Street Side Setback (on corner lots)	30 feet
Minimum Side Setback	20 feet
Minimum Rear Setback	40 feet
Maximum Principal Building Height	45 feet
Minimum Principal Building Separation	10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet
Minimum Parking Required	See Article III
Detached Accessory Buildings	Nonresidential
Minimum Front Setback	60 feet and at least 5 feet behind principal building
Minimum Side Setback	10 feet
Minimum Rear Setback	25 feet
Maximum Height	45 feet
Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>
U.S. Highways	50 feet
State Trunk Highways	50 feet
County Trunk Highways	40 feet

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

Section 19.02.25: LI Light Industrial Zoning District

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**Section 19.02.25: LI Light Industrial Zoning District**

- A. Intent. This district is intended to permit both large- and small-scale industrial and office development at an intensity which is compatible with adjacent residential and commercial development. The primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.25: LI Light Industrial Zoning District

I. Density, Intensity, and Bulk Regulations for the LI Light Industrial District.

	Regulation
Minimum Lot Area	20,000 square feet
Minimum Greenspace Surface Ratio	25 percent
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Lot Frontage at Right-of-Way	100 feet
Minimum Front Setback	30 feet
Minimum Street Side Setback (on corner lots)	30 feet
Minimum Side Setback	10 feet
Minimum Rear Setback	30 feet
Maximum Principal Building Height	45 feet
Minimum Principal Building Separation	10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet
Minimum Parking Required	See Article III
<b>Detached Accessory Buildings</b>	<b>Nonresidential</b>
Minimum Front Setback	60 feet and at least 5 feet behind principal building
Minimum Side Setback	10 feet
Minimum Rear Setback	25 feet
Maximum Height	45 feet
<b>Types of Arterial (major) Street or Highway by Jurisdiction</b>	<b>Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup></b>
U.S. Highways	50 feet
State Trunk Highways	50 feet
County Trunk Highways	40 feet

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

Section 19.02.26: HI Heavy Industrial Zoning District

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**Section 19.02.26: HI Heavy Industrial Zoning District**

- A. Intent. This district is intended to accommodate high impact manufacturing and industrial operations which are potentially incompatible with residential and commercial uses.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.26: HI Heavy Industrial Zoning District

I. Density, Intensity, and Bulk Regulations for the HI Heavy Industrial District.

	Regulation
Minimum Lot Area	2 acres
Minimum Greenspace Surface Ratio	25 percent
Minimum Lot Width	150 feet
Minimum Lot Depth	100 feet
Minimum Lot Frontage at Right-of-Way	100 feet
Minimum Front Setback	50 feet
Minimum Street Side Setback (on corner lots)	30 feet
Minimum Side Setback	30 feet
Minimum Rear Setback	30 feet
Maximum Principal Building Height	45 feet
Minimum Principal Building Separation	10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet
Minimum Parking Required	See Article III
<b>Detached Accessory Buildings</b>	<b>Nonresidential</b>
Minimum Front Setback	60 feet and at least 5 feet behind principal building
Minimum Side Setback	10 feet
Minimum Rear Setback	25 feet
Maximum Height	45 feet
<b>Types of Arterial (major) Street or Highway by Jurisdiction</b>	<b>Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup></b>
U.S. Highways	50 feet
State Trunk Highways	50 feet
County Trunk Highways	40 feet

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.



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**Section 19.02.27: EX Extraction and Disposal Zoning District**

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**Section 19.02.27: EX Extraction and Disposal Zoning District**

- A. Intent. This district is intended to accommodate high impact natural resource extraction operations and disposal and recycling operations which are potentially incompatible with residential and commercial uses.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.27: EX Extraction and Disposal Zoning District

I. Density, Intensity, and Bulk Regulations for the EX Extraction and Disposal District.

	Regulation
Minimum Lot Area	10 acres
Minimum Greenspace Surface Ratio	25 percent
Minimum Lot Width	150 feet
Minimum Lot Depth	100 feet
Minimum Lot Frontage at Right-of-Way	100 feet
Minimum Front Setback	50 feet
Minimum Street Side Setback (on corner lots)	30 feet
Minimum Side Setback	30 feet
Minimum Rear Setback	30 feet
Maximum Principal Building Height	45 feet
Minimum Principal Building Separation	10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet
Minimum Parking Required	See Article III
Detached Accessory Buildings	Nonresidential
Minimum Front Setback	60 feet and at least 5 feet behind principal building
Minimum Side Setback	10 feet
Minimum Rear Setback	25 feet
Maximum Height	45 feet
Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup>
U.S. Highways	50 feet
State Trunk Highways	50 feet
County Trunk Highways	40 feet

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

Section 19.02.28: AE Adult Entertainment Zoning District

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**Section 19.02.28: AE Adult Entertainment Zoning District**

- A. Intent. This district is intended accommodate adult entertainment uses such as adult book/movie stores and erotic dancing performances.
- B. License. Refer to Municipal Code Chapter 9.35 Sexually Oriented Businesses for the license requirements in addition to the requirements of Chapter 19.
- C. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
- D. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- H. Performance Standards. See Article IV: Performance Standards.
- I. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.

Section 19.02.28: AE Adult Entertainment Zoning District

J. Density, Intensity, and Bulk Regulations for the AE Adult Entertainment District.

	Regulation
Minimum Lot Area	40,000 square feet
Minimum Greenspace Surface Ratio	35 percent
Minimum Lot Width	150 feet
Minimum Lot Depth	100 feet
Minimum Lot Frontage at Right-of-Way	100 feet
Minimum Front Setback	50 feet
Minimum Street Side Setback (on corner lots)	30 feet
Minimum Side Setback	30 feet
Minimum Rear Setback	30 feet
Maximum Principal Building Height	45 feet
Minimum Principal Building Separation	10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet
Minimum Parking Required	See Article III
<b>Detached Accessory Buildings</b>	<b>Nonresidential</b>
Minimum Front Setback	60 feet and at least 5 feet behind principal building
Minimum Side Setback	10 feet
Minimum Rear Setback	25 feet
Maximum Height	45 feet
<b>Types of Arterial (major) Street or Highway by Jurisdiction</b>	<b>Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line <sup>(a,b)</sup></b>
U.S. Highways	50 feet
State Trunk Highways	50 feet
County Trunk Highways	40 feet

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

## Section 19.02.29: PUD Planned Unit Development Zoning District

**Section 19.02.29: PUD Planned Unit Development Zoning District**

- A. Purpose. This district is intended to provide for modification of certain development standards pertaining to the otherwise standard zoning district and the other requirements of this Chapter. In exchange for such flexibility, planned developments shall provide a much higher level of site design, architectural control, and other aspects of aesthetic and functional excellence than normally required for other developments.
- B. Intent.
1. Planned developments are intended to encourage, promote, and provide improved environmental design by allowing for greater freedom, imagination, and flexibility in the development of land, while ensuring substantial compliance with the basic intent of this Chapter and the Village of Grafton Comprehensive Plan. To this end, planned developments allow diversification and variation in the relationship of uses, structures, open spaces, and heights of structures in developments conceived and implemented as comprehensive and cohesive unified projects.
  2. It is further intended to encourage economic development and more rational developments with regard to public services and to encourage and facilitate preservation of open space and natural resources.
  3. Planned developments are not intended to circumvent the intent of other zoning districts or this Chapter.
  4. The Village also intends to use the Planned Unit Development district to provide a mechanism for review of traditional neighborhood developments per State Statute 66.1027.
- C. Applicability.
1. Ownership. A tract of land proposed to be developed as a Planned Unit Development shall be under the control of a single owner, partnership, or corporation, where each owner agrees in advance to be bound by the conditions and regulations which will be effective within the district and to record such covenants, easements, and other provisions with the county.
  2. Size. There is no minimum or maximum size for a Planned Unit Development.
  3. Condominium projects with jointly owned common spaces and/or commonly owned structural walls, roofs, or other structural elements must be approved as PDs if, as a result of a condominium division of the land, the lot requirements of the district in which the development is located cannot otherwise be met. This requirement would apply to townhouses where the resulting lot size would be less than otherwise required.
- D. Process. See Section 19.09.17 for the process to establish Planned Unit Development Zoning District.
- E. Uses and Regulations. Uses and regulations shall be established with the Planned Unit Development approval process.
- F. Performance Standards. See Article IV: Performance Standards.
- G. Design and Exterior Building Material and Standards. See Article V: Architectural Design Standards.

Section 19.02.30: Other Zoning Regulations

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**Section 19.02.30: Other Zoning Regulations**

See Village of Grafton Municipal Code Title 21: Floodplain Zoning and Title 22: Shoreland-Wetland Zoning for additional regulations.

Section 19.02.31: Tables of Permitted and Conditional Land Uses

**Section 19.02.31: Tables of Permitted and Conditional Land Uses**

Table 19.02.31 A Permitted and Conditional Principal Land Uses

Land Uses Permitted: See Article III for detailed definitions and requirements for each land use category.  P: By Right C: By Conditional Use Permit	RH Rural Holding	SF-3 Single Family	SF-4 Single Family	SF-6 Single Family	DU-6 Duplex	MH-6 Mobile Home	MF-14 Multi-Family	MF-20 Multi-Family	I Institutional	PR Parks & Rec	NMU Neighborhood	SMU South Commercial	RMU Regional	DMU Downtown	BP Business Park	LI Light Industrial	HI Heavy Industrial	EX Extraction & Disposal	AE Adult Entertainment
	Residential Land Uses																		
A. Single Family 35-acre lot	P																		
A. Single Family 14,000 sq. ft. lot		P	P	P	P														
A. Single Family 10,000 sq. ft. lot			P	P	P														
A. Single Family 7,000 sq. ft. lot				P	P						P			P					
B. Two Flat 7,200 sq. ft. lot				P	P						P			P					
C. Twin House-two 3,600 sq. ft.					P		P	P			P			P					
D. Duplex 3,600 sq. ft. lot					P		P	P						P					
E. Townhouse 3 - 4 units							C	P						C					
E. Townhouse 5 - 8 units							C	P				C		C					
F. Multiplex 3 - 4 units							C	C						C					
F. Multiplex 5 - 8 units							C	C				C		C					
G. Apartment 3 - 4 units							C	C						C					
G. Apartment 5 - 12 units							C	C				C		C					
G. Apartment 13 - 20 units								C				C		C					
G. Apartment 21 - 36 units								C				C		C					
G. Apartment 37+ units								C				C		C					
H. Mobile Home						P													
I. Mobile Home Subdivision						C													
J. Mobile Home Park						C													
K. Boarding House Living Arrangement							C	C	C			C							
L. Live/Work Unit												C		C					
Agricultural Land Uses																			
A. Cultivation	P																		
B. Husbandry	C																		
C. On-Site Agricultural Retail	C																		
D. Intensive Agriculture	C																		
E. Agricultural Services	C																		

Section 19.02.31: Tables of Permitted and Conditional Land Uses

Land Uses Permitted: See Article III for detailed definitions and requirements for each land use category.  P: By Right C: By Conditional Use Permit	RH	SF-3	SF-4	SF-6	DU-6	MH-6	MF-14	MF-20	I	PR	NMU	SMU	RMU	DMU	BP	LI	HI	EX	AE
	Rural Holding	Single Family	Single Family	Single Family	Duplex	Mobile Home	Multi-Family	Multi-Family	Institutional	Parks & Rec	Neighborhood	South Commercial	Regional Mixed Use	Downtown	Business Park	Light Industrial	Heavy Industrial	Extraction & Disposal	Adult Entertainment
F. Community Garden	C	C	C	C					C	C									
G. Market Garden	P	C	C	C					C	C									
Institutional Land Uses																			
A. Indoor Institutional									C	C	C	C	C	C	C	C			
B. Outdoor Open Space Institutional									P										
C. Passive Outdoor Recreation	P	P	P	P	P	P	P	P	P	P					P				
D. Active Outdoor Recreation										C									
E. Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
F. Large Scale Public Services and Utilities									C										
G. Comm. Living Arrangement 1- 8 Residents	P	P	P	P	P	P	P	P	P		P								
H. Comm. Living Arrangement 9- 15 Residents								C	C	C	C								
I. Comm. Living Arrangement 16+ Residents								C	C	C	C								
J. Institutional Residential									C			C							
Commercial Land Uses																			
A. Office									P		P	P	P	P	P	P	P	P	P
B. Personal or Professional Service											P	P	P	P	P	P	P	P	P
C. Indoor Sales or Service											C	C	C	C	C	C			
D. Intensive Personal or Professional Service and Sales or Service												C	C	C					
E. Professional Trades Office											C	C		C	C	C	C		
F. Artisan Production Shop											C	C		C		C			
G. Physical Activity Studio												P	P	P	C	C			
H. Commercial Kitchen												P	P	C	P				
I. Restaurants with Drive Through												C							
J. Restaurants without Drive Through												P	C	C					
K. Fast Casual Restaurant												C	C	C					
L. Coffee Shop with Drive Through												C	C						
M. Coffee Shop without Drive Through												P	P	P					



Section 19.02.31: Tables of Permitted and Conditional Land Uses

Land Uses Permitted: See Article III for detailed definitions and requirements for each land use category.  P: By Right C: By Conditional Use Permit	RH	SF-3	SF-4	SF-6	DU-6	MH-6	MF-14	MF-20	I	PR	NMU	SMU	RMU	DMU	BP	LI	HI	EX	AE
	Rural Holding	Single Family	Single Family	Single Family	Duplex	Mobile Home	Multi-Family	Multi-Family	Institutional	Parks & Rec	Neighborhood	South Commercial	Regional	Downtown	Business Park	Light Industrial	Heavy Industrial	Extraction & Disposal	Adult Entertainment
N. Taverns, Bars, and Microbreweries												C		C					
O. Financial Institution with Drive Through												C	C		C				
P. Indoor Commercial Entertainment												C	C	C					
Q. Outdoor Commercial Entertainment												C	C						
R. Drive-Through & In-Vehicle Sales or Service												C			C				
S. Group Daycare Center (9+ children)												C	C	C	C	C			
T. Commercial Animal Boarding/Daycare												C	C						
U. Bed and Breakfast	C	C	C	C							C			C					
V. Tourist Rooming Houses (6 or fewer consecutive days)	C	C	C	C	C	C	C	C				C		C					
W. Tourist Rooming House (7-29 consecutive days)	P	P	P	P	P	P	P	P				P		P					
X. Commercial Indoor Lodging												C	C	C					
Y. Campground	C																		
Z. Indoor Maintenance Service											P	P	P	P					
AA. Outdoor Maintenance Service																		C	
BB. Vehicle Sales																		C	
CC. Vehicle Service and Repair												C			C				
DD. Auto-Related Sales and Service												C							
EE. Intensive Outdoor Activity	C																		
FF. Sexually-Oriented Land Uses																			C
Multiple Use Buildings																			
A. Apartments with Limited Commercial							C	C				P		P					
B. Mixed Use Building											P	P	P	P					
C. Live/Work Building											P	P		P					

Note: Projects that involve three or more principal buildings, a single building footprint of 50,000 square feet or more, and/or 24 or more multi-family units are considered group and/or large developments. Such developments require a conditional use permit regardless of whether individual uses are permitted by right within the applicable zoning district. See Section 19.04.11 for requirements.

Section 19.02.31: Tables of Permitted and Conditional Land Uses

Land Uses Permitted: See Article III for detailed definitions and requirements for each land use category.  P: By Right C: By Conditional Use Permit	RH	SF-3	SF-4	SF-6	DU-6	MH-6	MF-14	MF-20	I	PR	NMU	SMU	RMU	DMU	BP	LI	HI	EX	AE
	Rural Holding	Single Family	Single Family	Single Family	Duplex	Mobile Home	Multi-Family	Multi-Family	Institutional	Parks & Rec	Neighborhood	South Commercial	Regional	Downtown	Business Park	Light Industrial	Heavy Industrial	Extraction & Disposal	Adult Entertainment
<b>Industrial Land Uses</b>																			
A. Light Industrial															C	C	C		
B. Heavy Industrial																	C		
C. Indoor Food Processing																C	C		
D. Indoor Food Production or Production Greenhouse																C	C		
E. Lab., Scientific and Medical															C	C	C		
<b>Storage Land Uses</b>																			
A. Indoor Storage and Wholesaling															C	C	C		
B. Outdoor Storage and Wholesaling																	C		
C. Personal Storage Facility																C	C		
<b>Transportation Land Uses</b>																			
A. Transit Center												C	C	C					
B. Distribution Center																C	C		
C. Freight Terminal																C	C		
D. Airport									C										
E. Heliport									C										
F. Off-Site Parking Lot									C	C				C	C	C	C	C	C
<b>Telecommunication Land Uses</b>																			
A. New Mobile Service Support Structure and Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
B. Class 1 Collocation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
C. Class 2 Collocation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
D. Small Wireless Telecom. Facilities	P					P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Extraction and Disposal Land Uses</b>																			
A. Extraction																		C	
B. Composting																		C	
C. Recycling and Waste Disposal																		C	
D. Salvage or Junkyard																		C	
E. Sand and Mineral Processing																		C	
<b>Energy Production Land Uses</b>																			
A. Large Wind Energy System	C															C	C	C	C
B. Large Solar Energy System	C															C	C	C	C

Section 19.02.31: Tables of Permitted and Conditional Land Uses

Table 19.02.31 B Permitted and Conditional Accessory Land Uses

Land Uses Permitted: See Article III for detailed definitions and requirements for each land use category.  P: By Right C: By Conditional Use Permit	RH	SF-3	SF-4	SF-6	DU-6	MH-6	MF-14	MF-20	I	PR	NMU	SMU	RMU	DMU	BP	LI	HI	EX	AE
	Rural Holding	Single Family	Single Family	Single Family	Duplex	Mobile Home	Multi-Family	Multi-Family	Institutional	Parks & Rec	Neighborhood	South Commercial	Regional	Downtown	Business Park	Light Industrial	Heavy Industrial	Extraction & Disposal	Adult Entertainment
A. Residential Accessory Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	C					
B. Recreational Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
C. Landscape Feature	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
D. Residential Kennel	P	P	P	P	P	C	C	C											
E. Columbarium (Indoor)									P										
F. Columbarium (Outdoor)									C										
G. Home Occupation	P	P	P	P	P	P	P	P			P	P		P					
H. Federal Firearms Licensee	P	P	P	P	P	P	P	P			P	P		P					
I. In-Home Daycare (4- 8 Children)	P	P	P	P	P	P					P			P					
J. In-Family Suite	P	P	P	P	P									C					
K. Accessory Dwelling Unit	P	P	P	P										C					
L. Residential Composting	P	P	P	P	P														
M. Keeping of Chickens	P	P	P	P															
N. Keeping of Bees	P	P	P	P	C					P									
O. Farm Residence	P																		
P. Nonresidential Accessory Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Q. Residential Stable	P																		
R. On-Site Parking Lot	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
S. Company Cafeteria									P	P	P	P	P	P	P	P	P	P	P
T. Automated Teller Machine												C	C	C	C				
U. Seasonal Outdoor Display												P	P						
V. Incidental Outdoor Display												P	P						
W. Incidental Outdoor Enclosed Storage												C	C		C	C	C	C	
X. Incidental Indoor Sales											P	P	P	P					
Y. Incidental Light Industrial											P	P			P	P	P	P	
Z. Unattended Donation Box									P										
AA. Satellite Dish	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Section 19.02.31: Tables of Permitted and Conditional Land Uses

Land Uses Permitted: See Article III for detailed definitions and requirements for each land use category.  P: By Right C: By Conditional Use Permit	RH Rural Holding	SF-3 Single Family	SF-4 Single Family	SF-6 Single Family	DU-6 Duplex	MH-6 Mobile Home	MF-14 Multi-Family	MF-20 Multi-Family	I Institutional	PR Parks & Rec	NMU Neighborhood	SMU South Commercial	RMU Regional	DMU Downtown	BP Business Park	LI Light Industrial	HI Heavy Industrial	EX Extraction & Disposal	AE Adult Entertainment	
	BB. Small Wind Energy System	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
CC. Small Solar Energy System (Freestanding)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
DD. Small Solar Energy System (Rooftop and Building-Mounted)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Table 19.02.31 C Permitted and Conditional Temporary Land Uses

Land Uses Permitted: See Article III for detailed definitions and requirements for each land use category.  P: By Right C: By Conditional Use Permit	RH Rural Holding	SF-3 Single Family	SF-4 Single Family	SF-6 Single Family	DU-6 Duplex	MH-6 Mobile Home	MF-14 Multi-Family	MF-20 Multi-Family	I Institutional	PR Parks & Rec	NMU Neighborhood	SMU South Commercial	RMU Regional	DMU Downtown	BP Business Park	LI Light Industrial	HI Heavy Industrial	EX Extraction & Disposal	AE Adult Entertainment
	A. Temporary Moving / Storage Container (Residential)	P	P	P	P	P	P	P	P			P	P		P				
B. Temporary Outdoor Storage Container (Nonresidential)	P								P	P	P	P	P	P	P	P	P	P	P
C. Garage or Estate Sale	P	P	P	P	P	P	P	P						P					
D. Farmer's Market	P								P	P		P		P					
E. Temporary Farm Product Sales	P																		
F. Transient Merchant									P	P	P	P	P	P	P	P	P	P	P
G. Temporary Outdoor Assembly	P								P	P				P					
H. Temporary On-Site Construction Storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
I. Temporary Contractor's Project Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
J. Temporary On-Site Real Estate Sales Office	P	P	P	P															
K. Temporary Relocatable Building									P	P	P	P	P			P	P	P	P
L. Temporary Shelter Structure	P																		

Section 19.02.31: Tables of Permitted and Conditional Land Uses

Table 19.02.31 D Adaptive Land Uses

Land Uses Permitted: See Article III for detailed definitions and requirements for each land use category.  P: By Right C: By Conditional Use Permit	RH Rural Holding	SF-3 Single Family	SF-4 Single Family	SF-6 Single Family	DU-6 Duplex	MH-6 Mobile Home	MF-14 Multi-Family	MF-20 Multi-Family	I Institutional	PR Parks & Rec	NMU Neighborhood	SMU South Commercial	RMU Regional	DMU Downtown	BP Business Park	LI Light Industrial	HI Heavy Industrial	EX Extraction & Disposal	AE Adult Entertainment
Adaptive Reuse Land Uses																			
A. Adaptive Reuse	C	C	C	C	C	C	C	C			C								

Section 19.02.31: Tables of Permitted and Conditional Land Uses

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