

Towns in Winnebago County, WI -- Lot Sizes Chart, based on General Zoning Codes, August 2015

Town	R-1	R-2	R-3	R-4	A-1	A-2	NOTES/COMMENTS
Algoma*							County Zoning
Black Wolf	<p>Rural Residential 2 acres (min) unsewered</p> <p>1 acre (min) sewerred</p>	<p>Suburban Residential 2 acres (min) unsewered</p> <p>1 acre (min) sewerred</p>	<p>Two Family Residential (duplex) 2 acres (min) unsewered</p> <p>1 acre (min) sewerred</p>	<p>Multiple Family 1 acre (min) per dwelling unit, sewerred</p>	<p>Agri-Business 80 acres (min)</p>	<p>General Farming 10 acres (min)</p>	<p>R-1 is for non-subdivided lots; R-2 is for subdivided lots via subdivision or CSM</p> <p>R-5 – Planned Residential Development (PRD), sewerred; allows for total residential development area with standards designed to encourage creativity in arrangement and placement of dwellings. Allows diversity of dwellings, open space.</p>
Clayton	<p>Rural Residential</p> <p>3 lots minimum 1 acre (min) unsewerred</p> <p>.27 acre (min) sewerred</p>	<p>Suburban Residential</p> <p>3 lots min, 20K SF (min) unsewerred</p> <p>9K (nonshoreland) or 10K (shoreland) for sewerred</p>	<p>Two family</p> <p>3 lot min</p> <p>1 acre, unsewerred</p> <p>10K SF sewerred</p>	<p>Multi</p> <p>3 lot min</p> <p>1 acre, unsewerred</p> <p>10K SF sewerred</p>	<p>Agri-bus 5 acres (min)</p>	<p>General 5 acres (min)</p>	<p>Article 8 of Zoning Code</p> <p>M-1 Mixed Use District and PDD Planned Developed District</p> <p>Density standard (# of units) in Manufactured Housing and two and multi family housing Districts</p>
Menasha	<p>Rural Residential (nonsubdivided)</p>	<p>Suburban residential (subdivided)</p>	<p>Two family</p> <p>12K SF (min) for single family, 5K SF</p>	<p>Multi family</p> <p>5K SF (min) for 2 units</p>	<p>None</p>	<p>General Agriculture 5 acres (min)</p>	<p>T. Menasha also has a Mixed Use, PDD District, and a Neighborhood District</p>

	1 acre (min) unsewered 12K SF (min) sewered	20K SF (min) unsewered, 9K SF(min) sewered	(min) for twin home and duplexes	15K SF (min) for 3 units or more			
Neenah*							County Zoning
Nekimi*							County Zoning
Nepeuskun	Rural Residential 2 acres (min) 5 acres (max)	Shoreland Residential .5 acre (min) No max			Farmland Preservation See s.5.51	Agriculture 2 acre (min)	Has a density standard in the Farmland Preservation Zone and in A2.
Omro*							County Zoning
Oskhosh	R-L Rural Residential (nonsubdivided) 1 acre (min)unsewered .27 acre (min) sewered	Suburban Residential (subdivided) 20K SF (min) unsewered 9K SF (min) sewered	Two family residential 1 acre, unsewered 10K SF sewered	Multi family 15K SF (min)	Agribusiness 35 acre (min) parcel size	General Farming None listed	Shoreland lots in R-L and R2 are 10K SF R-5 Planned Residential District (specific density is mentioned for CUP for 2 single/two family residences/acre with on-site sewage)
Poygan	R-1 Residential (nonsubdivided) 1 acre (min), 2.5 acres (max) unsewered .5 acre (min) sewered	Suburban Residential 1 acre (min), 2.5 acre (max), unsewered .5 acre (min) sewered	Two Family 1 acre (min), 2.5 acre (max) unsewered .5 acre (min) sewered	Multi family .5 acre (min) sewered	No A-1 Farmland preservation	General Farming 8 acre (min)	Also has a R-5A and R-5B Planned Residential for sewered and clustered unsewered planned development

	R-R Rural residential (nonsubdivided) 2.5 acres (min), 8 acres (max)						
Rushford	Residential 1 acre (min)	Rural Residential – called A-3 1 acre (min), 5 acre (max)	Multi family 1 acre (min)		Farmland and Conservation 35 acre (min) parcel size. No lot size specified (only setbacks)	Agriculture 5 acre on a 20 acre parcel (min) with assurance that rest of parcel remains undeveloped	A-3 is Rural Residential Has a Conservation/Cluster subdivision provision in code. Has “Encouragement Zones”
Utica	Rural Residential 2 acre (min) 5 acre (max)	Suburban Residential 1 acre (min), 5 acre (max),	Two family 1.5 acre (min), 2 acre (max)	Multi Family 1.5 acre (min), 2 acre (max)	Agriculture (Farm Preservation) See Sec 10 of code	General Farming 40 acre (min)	Also has R-5 Planned Residential District that allows for condos and cluster development (same density statement as T. Oshkosh)
Vinland	Rural Residential (nonsubdivided) 1 acre (min) unsewered .25 acres (min) sewerred	Suburban Residential (subdivided) 1 acre (min) unsewered 9K SF (min) sewerred	Two family 1 acre (min) unsewered 10K SF (min) sewerred	Multi family 15K SF (min) sewerred	Farmland preservation See Sec 13-1-52	General Farming Same as residential district 5 acre new Parcel size (min)	Has R-5 Planned Residential District (sewerred)

Wolf River							Not online
Winchester	Rural Residential 1 acre (min) unsewered .25 acre (min) sewerer	Suburban Residential 20K SF (min) unsewered 9K or 10K SF for sewerer nonshoreland or shoreland	Two Family 1 acre (min) unsewered 10K SF sewerer	Multi family 15K SF (min)	Agribusiness See ordinance for specifics 1 acre (min) residential 5 acre (min) farm	General Agriculture 5 acre (min)	Has PDD Planned Development (Overlay) District
Winneconne	R-1A , 1 acre (min) unsewered .25 acre (min) sewerer R-1A-1 (denser) 21K SF (min)	R-2A 1 acre (min) unsewered 12K SF (min) sewerer	R-3A (multi) 15K SF (min) + 1,500 additional SF for every unit over four. Also has an open space requirement	R-4A Planned Residential Sewered	Farmland preservation 35 acre (min) parcel size	Agriculture Same are standards as A-1	Has a R-4A Planned Residential District
County*	Rural Residential 1 acre (min) unsewered 12K SF (min) sewerer	Suburban Residential 20K SF unsewered 9K/10K SF for sewerer nonshoreland/shoreland	Two Family 1 acre (min) unsewered 10K SF (min) sewerer	Multi family 15K SF sewerer	Agribusiness 1 acre (min) residential; 5 acre (min) farm; Farmland preservation	General Agriculture 5 acre (min)	See handout 4 Towns are currently under county general zoning