

ZONING DISTRICTS
Residential Districts are designed to encourage a suitable environment for family life by permitting certain conditions compatible to enhancing this purpose and by protecting this residential character against non-compatible uses. The districts are intended to avoid overcrowding by requiring certain minimum yards, open spaces, and site area while making available a variety of dwelling types to serve a wide range of individual requirements.

R-1 SINGLE-FAMILY RESIDENCE DISTRICT

Principal uses: Single-family dwellings with 10,000 sf min. lots.

R-2 GENERAL RESIDENCE DISTRICT

Principal uses: Single-family dwellings, Duplex dwellings, and Multiple dwellings not to exceed four units per structure, all with 10,000 sf min. lots.

SFR SINGLE-FAMILY RESIDENCE DISTRICT

Principal uses: Single-family dwellings with 15,000 sf min. lots.

RDU-1 DUPLEX RESIDENCE DISTRICT

Principal uses: Single-family detached dwellings and two-family dwellings, both with 15,000 sf min. lots.

MFR-1 MULTIPLE FAMILY RESIDENCE DISTRICT

Principal uses: Multiple dwellings with a maximum of 4 dwelling units per structure with 15,000 sf min. lots.

PUD PLANNED UNIT DEVELOPMENT DISTRICT

The district is intended to allow flexibility in land development (including, without limitation, the clustering of buildings), to promote creativity, variety and landscaping in the development of land, and to facilitate appropriate mixed-use developments and other unique developments, such as entertainment and recreational complexes, which do not lend themselves to treatment in conventional zoning districts having uniform regulations, and encourage development compatible with its surroundings and consistent with the Village's comprehensive plan.

P-1 PARK DISTRICT

The district is intended to provide area under the Village's zoning schemes which will enable the location of various governmental, institutional, religious and public utility uses. Because of the nature of these uses and their essential support of everyday community life, they are deemed as compatible with the other surrounding uses. To this end the district will promote the activities permitted and will minimize the impact on surrounding properties.

C-1 LOWLAND RESOURCE CONSERVATION DISTRICT

The primary purpose of this district is to preserve, protect, and enhance the streams and wetland areas in the Village. The proper regulation of these areas will serve to maintain and improve water quality, both ground and surface; prohibit the location of structures on soils which are generally not suitable for such use; protect natural watersheds; and protect the water-based recreational resources of the Village.

B-1 GENERAL BUSINESS DISTRICT

The district is intended to further maintain and encourage the use and redevelopment of the principal business district in the Village. The promotion of retail sales and services will be the principal aim of this district.

B-2 HIGHWAY BUSINESS DISTRICT

The district is intended to provide a zone where certain commercial activities may be conducted outside of the downtown business area.

BP BUSINESS PARK DISTRICT

This district is intended to: (1) Provide a course of predictability in business park development, set a minimum level of standards by which a business park can be developed; and establish a regulatory framework within which time the community and the developer can work together to plan rationally for future business and industrial growth; (2) Provide for maintenance of open space areas, water detention areas, landscaping and other common areas to promote an attractive and aesthetically pleasing corporate environment; (3) Provide for adequate transportation mobility into and throughout the business park as to avoid traffic congestion problems; and (4) Promote a planned business environment that stresses employee amenities, maintained in a high-quality fashion consistent with first class office/industrial developments within the metropolitan area.

M-1 INDUSTRIAL DISTRICT

The district is intended to provide for location of certain industrial or warehousing activities in the Village where exclusive manufacturing, industrial and related warehousing activities are carried out. Because of the objectionable nature of certain of these activities, this district shall be so located as to provide the least amount of incompatibility with areas requiring a pleasant, hazard and nuisance free environment.

M-2 LIGHT INDUSTRIAL DISTRICT

This district is intended to provide appropriate sites to situate light industrial facilities within the Village. It will protect adjacent residential and commercial areas from offensive types of manufacturing and related activities. The principal uses are the same as permitted in the B-2 Highway Business District.

A-1 AGRICULTURAL DISTRICT

The district provides for, maintain, preserve, and enhance agricultural lands historically utilized for crop production and which are generally suited for small farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agricultural-related activities.

WELL HEAD PROTECTION OVERLAY

The residents of the Village of Genoa City depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions protecting the municipal water supply of the Village of Genoa City, and to promote the public health, safety and general welfare of the residents.

FLOODPLAIN OVERLAY

The digital representation of the Floodplain Overlay is not an official or exact representation of FEMA Flood Insurance Rate Maps (FIRM). The primary utility of these maps is to provide decision-makers with general guidance in determining when a proposed development will require a potential flood risk assessment at a higher level of detail.

VILLAGE OF GENOA CITY

WALWORTH COUNTY, WISCONSIN

ZONING MAP

REVISED 8/16/2019

Village President

Date

Village Clerk

Date

raSmith
CREATIVITY BEYOND ENGINEERING

0 200 400
1 inch = 400 feet

Source: Walworth and Kenosha County Land Information Dept. SEWRPC and FEMA

TOWN of
RANDALL

Sanitary Sewer Service Area

VILLAGE of
TWIN
LAKES

WISCONSIN
ILLINOIS