

# Waukesha County Zoning Map

## OCONOMOWOC

This town is under the jurisdiction of the Waukesha County Shoreland & Floodland Protection Ordinance and the Waukesha County Zoning Code

The Waukesha County Shoreland & Floodland Protection Ordinance is in effect in unincorporated areas.

### Zoning Districts

- |   |           |  |
|---|-----------|--|
| County Zoning Area                              | C-1 (EFD) | Conservancy Dist. w/ Existing Floodplain Delv. |
| A-1 Agricultural District                       | DOD       | Downtown Okauchee District                     |
| A-1a Agricultural District                      | EC        | Environmental Corridor District                |
| A-2 Rural Home District                         | FLC       | Farmland Conservancy District                  |
| A-3 Suburban Estate District                    | FLP       | Farmland Preservation District                 |
| A-4 Country Estate District                     | HG        | High Groundwater District                      |
| A-5 Mini-Farm District                          | M-1       | Limited Industrial District                    |
| A-B Agricultural Business District              | M-2       | General Industrial District                    |
| A-E Exclusive Agricultural Conservancy District | P-1       | Public and Institutional District              |
| A-P Agricultural Land Preservation District     | Q-1       | Quarrying Industrial District                  |
| A-T Agricultural Transition District            | R-1       | Residential District                           |
| AD-10 Agricultural Density District - 10 Acre   | R-1a      | Residential District                           |
| B-1 Restricted Business District                | R-2       | Residential District                           |
| B-2 Local Business District                     | R-3       | Residential District                           |
| B-3 General Business District                   | R-RD-5    | Rural Residential Density District - 5 Acre    |
| B-4 Community Business District                 | ROW       | Right of Way                                   |
| B-P Mixed Use Business Park District            | Not Zoned | Not Zoned                                      |
| C-1 Conservancy District                        | Water     | Water  |

### Overlay Zoning Districts

- |   |                                     |
|---|-------------------------------------|
| C-1 Conservancy                         | EC Environmental Corridor           |
| Wetland (DNR)                           | EFD Existing Floodplain Development |
| Floodway (FEMA)                         |                                     |
| Floodplain (FEMA)                       |                                     |
| Floodplain from SEWRPC or Other Study   |                                     |
| Floodplain Approximated - Other Sources |                                     |
| Floodway (Dam Failure Analysis)         |                                     |

For all areas zoned by the County in the Towns of Oconomowoc and Ottawa please see the Waukesha County Zoning Code. For areas inside the Shoreland Jurisdictional Boundary, please also see the Waukesha County Shoreland and Floodland Protection Ordinance for Zoning District Standards. All remaining areas are locally zoned by the municipality in which it resides. Please refer to local regulations in these areas.

- |   |                                   |
|---|-----------------------------------|
| Wetland > 0.25 AC                               | Major Trails                      |
| Wetland < 0.25 AC                               | Current Civil Division Boundaries |
| Wetland Delineation (w/ File No.)               | Parcel Boundary                   |
| Env. Corridor Delineation (w/ File No.)         | Section Line                      |
| Planned Unit Development (w/ File No.)          | Interstate                        |
| Development Rights (w/ File No.)                | US Hwy                            |
| DNR Project Boundary                            | State Hwy                         |
| Navigation Determination (File Number Labeled): | County Hwy                        |
| 99-99 (Navigable)                               | Major Local Rd                    |
| 99-99 (Not Navigable)                           | Local Rd                          |
| 99-99 (See File for more info)                  | Private Rd                        |

Conditions Met: Conditional zoning changes are noted with an asterisk and a note referring to zoning change file number. These files indicate further restrictions or conditions on the property not inherent in the zoning district that it resides in. Please contact the County Planning and Zoning office for more information at 262-548-7790.

File Number	Change	Adopted
SZT-959	B-2 to R-3, A-2 to R-1	8/2/91
SZT-959A	C-1 to R-3	1/21/92
SZT-1028	A-1 to A-3	10/27/92
SZT-1000A	A-1 to R-1	12/2/92
SZ-1087	A-2 to R-3	12/14/93
SZ-1345	A-2 to R-3	6/22/99
SZT-1395	A-2 to A-3	1/23/01*
SZT-1387A	Establish R-1, C-1	3/26/02
SZT-1458	Establish A-3	1/28/03*
SZT-1502	A-1 to R-1	1/13/04
SZT-1506	Establish EC, R-1	2/10/04*
SZT-1496	A-2 to R-2	10/12/04*
SZT-1616	A-2 to A-3(PUD)	10/10/06*
SZT-1604A	Establish A-3, C-1	6/26/07*
SZT-1501B	A-2, R-1, R-2 to R-3	10/23/07*
SZT-1501B	Conditions not met. Reverted back to A-2, R-1, & R-2	11/11/11
SZT-1798	A-1 to B-P	12/16/14*
SCZ-1841	Comprehensive Revision	08/28/17
RZ100	C-1 to A-1	8/23/22*
RZ101	Establish Shoreland Zoning	08/23/22

\*Approved Conditionally

[1] For zoning amendments pre-dating this list, contact the Waukesha County Planning and Zoning Division.  
 Waukesha County Zoning Code maps originally adopted on February 26, 1959.  
 Waukesha County Shoreland & Floodland Protection Ordinance maps originally adopted on June 23, 1970.  
 This amended map became effective on August 23, 2022

Location Map - Waukesha County

These maps are intended to be used as zoning maps. It may be necessary to consult other sources such as Federal Emergency Management Agency (FEMA) Floodway or Flood Insurance Rate maps, watershed studies, or topographic maps to determine regional flood elevations for specific sites.

All shoreland delineations on these maps are subject to change based on navigability determinations by the Wisconsin Department of Natural Resources.

Wetland information is taken from the 2010 DNR/SEWRPC Wisconsin Wetland Inventory Update. Environmental Corridor information is taken from the 2010 SEWRPC inventory with some refinements based upon recent specific survey information and 2010 aerial photo interpretation. Wetlands and Environmental Corridors were captured from aerial photography. Further field investigation may be required to determine presence or boundary of Wetlands or Environmental Corridor.

Scale: 1:12,000  
 0 500 1,000 2,000 Feet

This map was prepared by Waukesha County Parks and Land Use.  
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