

# Waukesha County Zoning Map

## OTTAWA

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

### Zoning Districts

|               |   |       |   |
|---------------|---|-------|---|
| County Zoning | Agricultural District                       | FLC   | Farmland Conservancy District               |
| A-1           | Rural Home District                         | FLP   | Farmland Preservation District              |
| A-2           | A-3   | HG    | High Groundwater District                   |
| A-4           | Country Estate District                     | M-1   | Limited Industrial District                 |
| A-5           | Mini-Farm District                          | M-2   | General Industrial District                 |
| A-B           | Agricultural Business District              | P-1   | Public and Institutional District           |
| A-E           | Exclusive Agricultural Conservancy District | Q-1   | Quarrying District                          |
| A-P           | Agricultural Land Preservation District     | R-1   | Residential District                        |
| A-T           | Agricultural Transition District            | R-2   | Residential District                        |
| AD-10         | Agricultural Density District - 10 Acre     | R-3   | Residential District                        |
| B-1           | Restricted Business District                | RRD-5 | Rural Residential Density District - 5 Acre |
| B-2           | Local Business District                     |       | Right of Way                                |
| B-3           | General Business District                   |       | Not Zoned                                   |
| B-4           | Community Business District                 |       | Water                                       |
| B-P           | Mixed Use Business Park District            |       |   |
| DDD           | Downtown Okauchee District                  |       |   |

### Overlay Zoning Districts

|                                     |                                 |
|-------------------------------------|---------------------------------|
| Floodway (FEMA)                     | Floodway (Dam Failure Analysis) |
| Flood fringe (FEMA and Dam Failure) | EC Environmental Corridor       |
| General Floodplain (FEMA)           | C-1 Conservancy (Wetlands)      |

For all areas zoned by the County in the Towns of Oconomowoc and Ottawa located outside of the Shoreland Zoning Jurisdictional Boundary, please see the Waukesha County Zoning Code. For areas inside the Shoreland Zoning Jurisdictional Boundary, please see the Waukesha County Shoreland Protection Ordinance and the Waukesha County 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.

### Shoreland Zoning Jurisdictional Boundary

|   |  |
|---|--|
| Wetland > 0.25 AC                               | Delafield Shoreland Overlay (DSO) District |
| Wetland < 0.25 AC                               | North Lake Overlay (NLO) District          |
| Wetland Delineation (w/ File No.)               | Major Trails                               |
| Env. Corridor Delineation (w/ File No.)         | Proposed Major Trails                      |
| Floodplain from SEWRPC or Other Study           | Current Civil Division Boundaries          |
| Floodplain Approximated - Other Sources         | Parcel Boundary                            |
| Planned Unit Development (w/ File No.)          | Section Line                               |
| Development Rights (w/ File No.)                | County Hwy                                 |
| DNR Project Boundary                            | Major Local Rd                             |
| Navigation Determination (File Number Labeled): | Local Rd                                   |
| 99:99 (Navigable)                               | Private Rd                                 |
| 99:99 (Not Navigable)                           |  |
| 99:99 (See File for more info)                  |  |

Conditional zoning changes are noted with an asterisk and a note referring to the 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    | Ottawa Zoning Amendments | Adopted  | Effective Date |
|-------------|-----------------------------------|------------|--------------------------|--|----------------|
| CZ-1151     | A-P to A-5, EC, C-1               | 6/27/05    | SZ-1552                  | Floodplain Study Amendments                                | 1/14/05        |
| CZ-1190     | A-1, A-P to Q-1                   | 2/13/06    | SVZ-1554                 | RRD-5 to R-3, A-E to C-1                                   | 6/10/05        |
| CZ-1233     | A-P to A-2                        | 1/14/07    | SVZ-1544A                | RRD-5, A-E to R-3, C-1                                     | 6/10/05        |
| CZ-1281     | A-P to A-3                        | 1/27/08*   | SCZ-1735                 | A-P to RRD-5, C-1  | 7/24/12*       |
| CZ-1291     | AD-10 to A-5                      | 5/12/08*   | SCZ-1739                 | RRD-5 to A-2   | 10/23/12*      |
| ZT-1283A    | RRD-5 to M-1                      | 9/29/08*   | CZ-1291                  | C-1 to upland, Establish C-1                               | 12/17/13*      |
| SCZ-1320    | AD-10 to R-1                      | 10/27/08   | SZ-1459K & CZ-1459L      | Comprehensive Revision                                     | 12/15/15       |
| AZ-1360     | A-P to RRD-5                      | 5/30/07    | CZ-1837                  | P-1/TECO to AD-10/ECO                                      | 9/27/16*       |
| SCZ-1407    | RRD-5 to A-2                      | 7/27/07*   | SCZ-1841                 | Comprehensive Revision                                     | 8/28/17        |
| SCZ-1416    | A-P to A-5                        | 10/23/07*  | RZ22                     | A-1 to AD-10   | 3/1/19         |
| SCZ-1415    | AD-10 to A-5                      | 11/13/07*  | CZ-1837B                 | P-1 to AD-10   | 4/26/19*       |
| SZ-1464     | A-E to C-1                        | 12/17/02*  | Map Correction           | Annexed tax key # OTWT1620998 to the Village of Dousman    | 12/27/19       |
| SZ-1552     | Floodplain Study Amendments       | 1/14/05    | RZ64                     | Floodplain Study Amendments                                | 3/23/21*       |
| SZ-1464     | A-E to C-1                        | 12/17/02*  | Map Correction           | Annexed tax key # OTWT1623993001 to the Village of Dousman | 3/15/22        |
| RZ105       | A-5 to P-1                        | 9/27/2022  | RZ90                     | FLP to R-1   | 2/22/2022      |
| RZ132       | Comprehensive Floodplain revision | 11/28/2023 | RZ111                    | A-5 to P-1   | 3/28/2023      |

[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.  
 Please refer to the Town's Land Use Plan for a more accurate depiction of the DNR boundary.  
 This amended map became effective on: November 28, 2023

Location Map - Waukesha County

Scale: 1:12,000

0 500 1,000 2,000 Feet

This map was prepared by Waukesha County Parks and Land Use. Update and Export Date: 2/14/2024

