

Village of Vernon, WI
Monday, August 24, 2026

Chapter 300. Zoning

Article V. Districts

§ 300-33. Rural Residential Density District-5 acre (RRD-5).

[Amended 11-11-2024 by Ord. No. 2024-19]

- A. Purpose and intent. The purpose of this five-acre density district is to allow for agricultural and rural use of lands to continue while also allowing for cluster development on lands located in rural or semirural areas. Additional stated purposes of this district include:
- (1) Promote the preservation of the rural character of the Village by encouraging farm fields, pastures, orchards, and natural open spaces to be retained either as common open spaces or as part of a farm operation.
 - (2) To achieve the optimum residential environment while recognizing the rural character of the Village. The density transfer technique is designed to permit variable lot sizes in the utilization of the most desirable terrain for housing sites while encouraging preservation of natural resource lands and agricultural lands.
 - (3) This district allows for the transfer of residential development rights from one area of a parcel to another area of a parcel, thereby allowing an increase in density of development on suitable lands for development in exchange for establishing the preservation of natural resources or agricultural lands known as "preserved lands."
- B. Review of proposed development. Where a development is to occur involving the establishment of preserved lands, approval by the Village Plan Commission and Village Board shall be required. The development proposed shall conform to the following standards:
- (1) The shape and arrangement of preserved lands shall be approved by the Village Plan Commission and Village Board pursuant to the requirements of this district.
 - (2) Lands zoned RRD-5 that are proposed to be developed via subdivision plat must be developed in a conservation design format following best management practices. Subdivisions shall provide common open space and conserve natural resource lands.
 - (3) The preserved lands shall be retained in one of the following manners:
 - (a) A deed restriction or covenant recorded with the Waukesha County Register of Deeds noting that part or all of the development rights have been utilized for the subject land. No additional development rights would accrue to that site until such times as it could be served with municipal sewer and a zoning change is approved by the Village of Vernon.
 - (b) All lot owners within the developed area for which the preserved land are protected could own an undividable interest in said preserved land. Development of those lands may not occur until such times as it could be served with municipal sewer and a zoning change is approved by the Village of Vernon.
 - (c) The preserved lands may be retained in public ownership if the Village of Vernon or Waukesha County is willing to accept a dedication or acquire the land.
 - (4) On a parcel which is RRD-5, the development density shall not exceed five acres for each dwelling unit.
 - (5) In order to preserve the rural character as well as the efficiency and safety of existing road systems, lands to be developed via subdivision plat shall have lots clustered on interior subdivision streets to minimize lots being

accessed from existing arterials or roadways by individual driveway accesses. The goal of this provision is to encourage grouping of lots on an interior street which will then access the existing road system.

- (6) Any land claimed in addition to the actual described residential lots, for credit toward meeting the density factor requirement, shall have its status permanently established, and guaranteed, either by dedication to the public, or by appropriate covenants running with the lands, in conveyance of agricultural easements. Such covenants and easements shall be recorded with the Waukesha County Register of Deeds and shall restrict the property against any development or use except as is consistent with its preservation as agricultural land or as a form of common open space until such times as it could be served with municipal sewer and a zoning change is approved by the Village of Vernon. The preserved land status of any parcel shall be indicated on the Official Zoning Map.
- (7) In addition to requiring an appropriate open space or an agricultural easement on the transferring lands in favor of the Village and/or county, covenants shall be placed in the title of each dwelling unit, giving the owner enforceable rights to prevent the future development of the transferring lands until such times as it could be served with municipal sewer and a zoning change is approved by the Village of Vernon.

C. Permitted principal uses. See Exhibit A.^[1]

[1] *Editor's Note: Exhibit A is included as an attachment to this chapter.*

D. Permitted accessory uses. See Exhibit A.^[2]

[2] *Editor's Note: Exhibit A is included as an attachment to this chapter.*

E. Conditional uses. See Exhibit A.^[3]

[3] *Editor's Note: Exhibit A is included as an attachment to this chapter.*

F. Building location.

- (1) Setback: 50 feet minimum.
- (2) Offset: 20 feet minimum.

G. Height regulations.

(1) Principal structure.

(a) Nonexposed foundation.

- [1] The maximum height of a residential structure shall not exceed 35 feet measured from the average finished grade at the building line to the highest roofline.

(b) Exposed foundation.

- [1] The maximum building height measured from the lowest exposed point of the structure to the highest top plate that supports a roof structure cannot exceed 32 feet.

- [2] The maximum building height measured from the lowest exposed point of the structure to the highest roofline cannot exceed 46 feet.

(2) Accessory buildings.

(a) Farm building: 60 feet maximum.

(b) Other accessory building: 18 feet maximum.

H. Area regulations.

(1) Floor area.

- (a) Single-family residential, minimum required first floor: 900 square feet. Total: 1,500 square feet.

(2) Maximum total building footprint: 15%.

I. Lot size.

(1) Minimum: one acre, subject to the provisions in Subsection J below.

(2) Minimum average width: 150 feet.

J. Open space: 30,000 square feet per principal building.

K. Density division standards. Development shall not exceed one dwelling unit per five acres.