



**AGENDA**  
**ZONING CODE SUBCOMMITTEE**  
**RICHFIELD VOLUNTEER FIRE COMPANY STATION NO. 2**  
**4166 HUBERTUS ROAD, HUBERTUS, WISCONSIN**  
**April 9, 2019**  
**5:00PM**

1. Call to Order/ Roll Call
2. Verification of Compliance with Open Meeting Law
3. Pledge of Allegiance
4. DISCUSSION/ACTION ITEMS
  - a. Discussion regarding Chapter 70 Zoning Code Recodification
5. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at [www.richfieldwi.gov](http://www.richfieldwi.gov). Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 or [www.richfieldwi.gov](http://www.richfieldwi.gov) with as much advance notice as possible.

Date: February 8, 2019

To: Richfield Zoning Code Subcommittee  
Jim Healy, Village Administrator

From: Tim Schwecke, AICP

Subject: Village of Richfield Zoning Code Rewrite Project – Materials for April 9, 2019



**Conditional Uses**

As an initial step, we have prepared a set of revisions to the Village's current zoning code to address conditional uses. The proposed changes relate to procedures and general requirements.

Our intent is to finalize these changes, as a recommendation to the Plan Commission.

**Environmental Corridors**

The County has prepared two work maps depicting the three types of environmental corridors as delineated by SEWRPC. Please find attached an excerpt from a SEWRPC document that describes each type.

Our task is to determine how these could potentially be incorporated into the new code.

**Attachments:**

1. Text amendments related to conditional uses, dated April 4, 2019
2. Work maps depicting environmental corridors
3. Descriptions of environmental corridors

## Proposed Zoning Code Amendments Relating to Conditional Uses

### Discussion Draft 4-4-2019

**Section 1.** Revise s. 70-12, titled "Definitions", by adding the following definitions in alphabetical order.

**Conditional use order** A written decision issued by the Village Board that indicates whether the conditional use is approved or denied, and the terms of the approval if so granted. The conditional use may only be established on the subject property when the zoning administrator issues a conditional use permit indicating that all initial conditions of the approval have been satisfied.

**Conditional use permit** A permit issued by the zoning administrator indicating that the conditional use may be established following a determination that all initial conditions of the conditional use order have been satisfied.

**Substantial evidence** Facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. Note: This definition is based on the definition in s. 62.23(7)(de), Wis. Stats.

**Section 2.** Repeal s. 70-241, titled "Conditional use administration", and change the title of that section to "Repealed."

**Section 3.** Create Article VIII, titled "Conditional uses", to read as follows:

**s. 70-341 Generally.**

Although each base zoning district is primarily intended for a predominant type of land use, there are a number of uses that may be appropriate under certain conditions. These are referred to as conditional uses. This article describes the requirements and procedures for reviewing petitions to establish a conditional use, renew an existing conditional use, and amend an existing conditional use approval.

**s. 70-342 Applicability.**

- A. Those land uses designated as a conditional use in this chapter must comply with the requirements in this article, along with other sections of this chapter as applicable.
- B. Even though a land use may be allowed as a conditional use in one or more of the zoning districts, the subject property shall not be classified as a nonconformity, with respect to lot size and lot width, unless the Plan Commission determines the nonconformity does not affect the appropriateness of parcel for the proposed use. Furthermore, the subject property must not be in violation of any Village ordinance or other law.

**s. 70-343 Procedure.**

**A. Review and approval.** The Plan Commission and Village Board shall review existing and proposed site conditions, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, the proposed operation, and other factors the Plan Commission and/or Village Board determines are appropriate when considering a conditional use application.

**B. Steps in the review process.** The general steps outlined below shall be used in the review of a conditional use application.

1. **Pre-submittal meeting.** Before submitting an application, the applicant or the applicant's agent must meet with the zoning administrator to review applicable regulations and procedures and the proposal. Upon request, the zoning administrator may waive the requirement to hold a pre-submittal meeting when he or she determines such meeting is not necessary given the nature of the project and/or the extent to which the applicant understands the Village's zoning requirements.
2. **Submittal of application materials.** The applicant submits a completed application and other required materials to the zoning administrator along with the application fee as may be established by the Village Board.
3. **Staff determination of completeness.** The zoning administrator will review the submittal within 10 days of receiving the application and other required materials to make sure it is complete and ready for further review. If it is not complete, the zoning administrator will notify the applicant in writing of such deficiencies and that the applicant has 3 months from the date of the notice to resubmit the application or forfeit the application fee. The zoning administrator will take no further steps to process the application until the deficiencies are remedied. The incomplete application is retained as a public record. A determination that an application is complete does not suggest the applicant has shown the proposed use complies with all of the development standards for the proposed use and/or other provisions of the zoning code as they apply to the property, the proposed use, or other requirement.
4. **Initial review date.** When the zoning administrator believes the application is complete, he or she will schedule a public hearing with the Plan Commission and Village Board consistent with its meeting schedule and allowing for proper notice.
5. **Notice.** The zoning administrator will publish a class 2 notice as set forth in ss. 985.01(1m) and 985.07, Wis. Stats. In addition, the zoning administrator will send a written notice to all owners of land with 300 feet of any part of the land included in the conditional use application. The written notice will be sent by regular mail at least 10 days prior to the public hearing. Compliance with this subparagraph shall not be a condition precedent to proper legal notice and no hearing or action taken thereon shall be deemed invalid or illegal because of any failure to mail the land owner notices provided for in this subparagraph.
6. **Public hearing.** Allowing for proper notice, the Plan Commission and Village Board will conduct a joint public hearing to review the application and to hear from the applicant, village staff, and the public on the application's compliance with the standards of the code. The applicant and each interested person will be given the opportunity to present substantial evidence to rebut or offer countervailing evidence. The purpose of the hearing is to gather the record, for the petitioner to prove with substantial evidence they meet the standards of the code or the public to prove they don't and to address concerns from the public and or Plan Commission/Village Board. At the summation of the public hearing (i.e., not the close of the public hearing) the Plan Commission/Village Board may give the following direction to the petitioner and to the public:
  - a. The remaining questions/standards that need to be proved/responded to.

- b. Additional conditions to include in the conditional use order that the Plan Commission and/or Village Board deems appropriate. The petitioner will need to prove they can meet those at the adjourned public hearing date.

In addition, the Plan Commission may direct staff to prepare a draft conditional use order authorizing the conditional use. Such draft is intended to form the basis for the ongoing review of the conditional use and in no way binds the Plan Commission/Village board in making their recommendation or decision.

7. **Adjourned public hearing.** At the adjourned public hearing date if the public hearing was extended for additional evidence collection, the Plan Commission will hear from the applicant, village staff, and the public on evidence in support or opposition to items from 6a and 6b above and to the conditional use order itself if one was prepared. The purpose of the hearing is to gather the record on any additional standards imposed by the Plan Commission/Village Board from the first public hearing and to gather evidence on the conditional use order itself, if one was prepared. At the summation of the public hearing the Plan Commission will give direction requesting additional evidence and adjourn the public hearing to a date certain or close the public hearing.
8. **Plan Commission recommendation.** After the public hearing has been closed, the Plan Commission will make a recommendation to the Village Board for approval or denial. The recommendation shall state the terms of the approval or reasons for denial as set forth in a draft conditional use order. The burden of proof is on the applicant to prove they have met the standards of the chapter and those set forth by the Plan Commission/Village Board during the process. The Plan Commission shall render its recommendation within 35 days from the close of the public hearing unless an extension is consented to in writing by the applicant.
9. **Village Board meeting.** Allowing for proper notice, the Village Board will consider the application at a regular or special meeting.
10. **Village Board decision.** After considering all of the information submitted by the applicant, public comments received at the public hearing, the staff report, and the Plan Commission's recommendation, the Village Board will make a decision to (i) approve the conditional use, (ii) approve the conditional use with conditions, or (iii) deny the conditional use.
11. **Applicant notification.** Within a reasonable time following the Village Board's decision, the zoning administrator will provide the conditional use order to the applicant by regular mail and/or email.
12. **Acceptance by property owner.** If the application is approved, the property owner must sign the conditional use order to acknowledge the terms of the approval and return the same to the zoning administrator within 6 months of the decision. Prior to the expiration of the previously specified time period, the property owner may submit a petition to the zoning administrator requesting an extension and the zoning administrator may, with cause, extend the period within which the decision document must be signed, but not more than an additional 3 months. If the signed decision document is not returned within the initial or extended time period, if any, the decision shall become null and void without any further action by the Village. The conditional use order shall only become effective when all required signatures have been obtained and the original signature copy is returned to the zoning administrator.
13. **Public record copy.** A duplicate copy of the decision document is retained as a public record.
14. **Recording of decision document.** If the property owner returns the conditional use order within the required time period with the required signatures, the zoning administrator will record the decision document against the subject property in the office of the Washington County register of deeds.

**s. 70-344 Basis of decision.**

The Plan Commission in making its recommendation and the Village Board in making its final decision shall consider whether the proposal complies with (i) each of the special conditions of approval set forth in s. 70-345, (ii) each of the performance standards set forth in s. 70-347, (iii) each of the development standards prescribed for the requested conditional use, (iv) all other applicable sections of the zoning code, and (v) all other applicable sections of the municipal code, including the Village's groundwater regulations. The recommendation of the Plan Commission and the decision by the Village Board must be based on substantial evidence.

**s. 70-345 Special conditions of approval.**

**A. Generally.** Based on substantial evidence, the Plan Commission may recommend and the Village Board may impose one or more conditions of approval as may be necessary to grant approval. Such conditions and restrictions may relate to the establishment, location, construction, maintenance, operation of the use, off-site impacts, and any other aspect of the use that impacts the public health, safety, or general welfare. Examples of such conditions are listed below.

Issue	Potential Condition
1. Hours of operation	Limit hours of operation to hours to be more compatible with surrounding uses.
2. Buffering	Require more of a buffer than what is otherwise required by this chapter. Buffering may include landscaping, walls or fences, berms, and other features to physically separate adjoining uses.
3. Maximum floor area	Establish a maximum floor area that may be less than what is otherwise allowed.
4. Maximum number of patrons	Limit the size of the use by establishing maximum patron loads, often by seats and/or tables.
5. Uses within buildings	Limit commercial uses to the first floor of a multistory building.
6. Number and/or location of entrances	Design the site and building so that entrances are located in areas away from adjoining properties.
7. Outdoor activity	Restrict locations and/or times of outdoor activity.
8. Outdoor storage	Establish a maximum area for outdoor storage that may be less than what is otherwise allowed.
9. Take-out food service	Prohibit drive-up service windows and/or walk-up service windows in certain areas of the property (e.g., near a residential use). If these are allowed, limitations could be set.
10. Delivery services	Prohibit deliver services that entail frequent trips or establish upper limits on the activity.
11. Signage	Prohibit signage in areas of the property that may cause an impact on surrounding areas.

**B. Limitation on imposing conditions.** A condition of approval shall not lessen a development standard or other requirement contained in this chapter.

**C. Effect on contracts with another party.** The review authority shall not condition or withhold approval based upon the property owner entering into a contract or discontinuing, modifying, extending, or renewing any contract, with a third party under which the third party is engaging in a lawful use of the property.

**s. 70-346 Standard terms for an approved conditional use.**

The terms and conditions listed below are automatically incorporated into a conditional use order authorizing a use, unless otherwise stated in the conditional use order.

1. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for determination.
2. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the Washington County of, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
3. This conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission as being in compliance with all pertinent ordinances.
4. All buildings and grounds shall be maintained in a neat, attractive and orderly way.
5. The property shall comply with all rules and regulations of the Village of Richfield and the local fire department, including submission to routine inspections by the Village staff and fire department staff.
6. Prior to the execution of the conditional use permit, the applicant must obtain any and all approvals that must be obtained before the use may be established or the commencement of any land-disturbing activity related to the approved conditional use.
7. Should the permitted conditional use be abandoned in any manner, or discontinued in use for 12 months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the Village, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Plan Commission, pursuant to the enforcement provisions of this conditional use order, and all applicable ordinances.
8. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
9. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission feels, in its sole discretion, to be substantial shall require a new permit, and all procedures in place at the time must be followed.
10. As a condition precedent to the issuance of the conditional use permit, the owner of the subject property shall approve the issuance of this conditional use permit upon the terms and conditions described herein in writing, and the petitioner is required to accept the terms and conditions of the same in its entirety in writing.
11. Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this application, including the cost of professional services incurred by

the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of the necessary documents or attendance at meetings or other related professional services for this application, as well as for any actions the Village is required to take to enforce the conditions in this conditional approval due to a violation of these conditions.

12. Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within 30 days of billing by the Village, pursuant to s. 66.0627, Wis. Stats. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of this approval.
13. The petitioner is obligated to file with the Village Clerk a current mailing address and current phone number at which the petitioner can be reached, which must be continually updated by the petitioner if such contact information should change, for the duration of this conditional use. If the petitioner fails to maintain such current contact information, the petitioner thereby automatically waives notice of any proceedings that may be commenced under this conditional approval, including proceedings to terminate this conditional use.
14. All conditions of approval imposed by duly adopted motion of the Village Board in its consideration of the petitioner's application, as noted in the minutes of the Village Board meeting at which approval was granted, are specifically incorporated herein by reference.
15. Should any paragraph or phrase of this conditional use order be determined by a court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use order and the remainder shall continue in full force and effect.
16. If any aspect of this conditional use order or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission.
17. If the property owner/operator is a business entity, such as a limited liability company or a corporation, such entity shall for the life of the conditional use continuously maintain a registered office in the state of Wisconsin as evidenced by registration with the Wisconsin Department of Financial Institutions.
18. The property owner shall not change the size and/or shape of the subject property by any means without the approval of the Village Board. If the Village Board determines that a proposed change is substantial with regard to the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
19. This approval is given under the Village's zoning code and is not to be, in any way, interpreted to abrogate any private rights other property owners may have pursuant to deed restrictions or restrictive covenants.
20. If this conditional use terminates for any reason, the property owner is obligated to remove any improvements specifically related to the conditional use and which cannot be utilized for an approved use (i.e., a use permitted by right or a different conditional use as approved).

**s. 70-347. Conditional use performance standards.**

- A. Generally. This section describes performance standards for the regulation of uses and to establish an objective and equitable basis for control and to ensure that the community is adequately protected from potential hazardous and nuisance-like effects. These performance standards are designed to limit, restrict, and prohibit the effects of those uses outside their premises or zoning district. In addition, these performance standards are intended to comply with other applicable local, state and federal codes and standards. All structures, lands, air and water shall hereafter comply with the following performance standards.
- B. Control of odors. No operation or activity shall emit any substance or combination of substances in such quantities that create an objectionable odor. The Plan Commission and/or Village Board reserves the right to request an odor control plan from the applicant to identify potential odors and implement recommendations from the plan.
- C. Control of fire and explosive hazards.
  - 1. All uses involving the manufacturing, utilization, processing, or storage of flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate firefighting and fire suppression equipment and devices as may be required by the Fire Prevention Code.
  - 2. All materials that range from active to intense burning shall be manufactured, utilized, processed, and stored only in completely enclosed buildings which have noncombustible exterior walls and an automatic fire extinguishing system.
  - 3. The storage of fuels and other materials that produce flammable or explosive vapors shall be permitted only after review and approval by the Village fire department and in accord with their requirements to minimize fire and explosive hazards.
- D. Glare, heat and external lighting.
  - 1. No operation or activity shall produce any intense lighting, glare or heat with the source directly visible beyond the boundary of the property line. Operations producing light, glare, or heat shall be conducted within an enclosed building.
  - 2. External lighting shall be shielded so that light rays do not adversely affect adjacent uses.
- E. Water quality standards.
  - 1. No activity shall locate, store, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature that might runoff, seep, percolate, or wash into surface or subsurface waters so as to contaminate, pollute or harm such waters or cause nuisances such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste or unsightliness, or be harmful to human, animal, plant, or aquatic life.
  - 2. No activity shall withdraw water or discharge any liquid or solid materials so as to exceed or contribute toward exceeding the minimum standards and those other standards and the application of those standards set forth in Wis. Adm. Code NR 102 or in other applicable Chapters which regulate water quality.
- F. Noise. No operation or activity shall transmit any noise beyond the boundaries of the property so that it becomes a nuisance.

- G. **Vibration.** No operation or activity shall transmit any physical vibration that is above the vibration perception threshold of an individual at or beyond the property line of the source. Vibration perception threshold means the minimum ground- or structure-borne vibrational motion necessary to cause a reasonable person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects. Vibrations not directly under the control of the property user and vibrations from temporary construction or maintenance activities are exempt from this standard.
- H. **Traffic impact.** The Plan Commission and/or the Village Board reserves the right to require a traffic impact study in order to identify impacts to adjacent properties and roadways and to identify improvements or actions required to minimize or eliminate impacts. No use shall be approved unless the applicant implements the conclusions and recommendations of the study. The traffic study shall be prepared by a registered professional engineer in accordance with the following standards:
1. Manual on Transportation Studies (Institute of Transportation Engineers (ITE))
  2. Traffic Impact Analysis Guidelines (Wisconsin Department of Transportation)
  3. Manual on Uniform Traffic Control Devices (Federal Highway Administration)
  4. Trip Generation Manual (Institute of Transportation Engineers)
  5. Other local, county or state standards

**s. 70-348 Term for an approval.**

A conditional use order authorizing a conditional use shall generally have 5-year terms unless otherwise specified in the conditional use order. The order shall describe an administrative renewal process to allow for streamlined renewal of the conditional use order with a provision that allows the Plan Commission and/or the Village Board to remove the conditional use order from automatic renewal if there are concerns with compliance with the conditional use order or concerns raised by the public about the applicant's operations. If the Plan Commission or the Village Board pulls the conditional use order from automatic approval the conditional use order shall remain in effect while the Plan Commission provides due process to the applicant in reviewing the conditional use order and its potential renewal.

**s. 70-348 Revisions to an approved conditional use.**

If the property owner wishes to extend or alter the terms of a conditional use approval, the property owner must apply for an amendment to the conditional use order through the procedure of application for conditional uses described in this article. The conditional use order may describe those changes that can be made without requiring an amendment.

**s. 70-349 Effect of comprehensive plan.**

Pursuant to Wis. Stats. 66.1001(2m)(b), a conditional use approval that may be issued by the Village Board does not need to be consistent with the Village's adopted comprehensive plan.

were assigned relatively low point value ratings. It should be noted in this respect that floodlands, although a critical consideration in areawide and local planning, were assigned relatively low point value ratings. This was done for two reasons. First, significant portions of floodlands within the Region are not in a natural state, with some floodlands in urban areas being developed for urban uses and some floodlands in rural areas being utilized almost entirely for agricultural production. Such conditions were deemed to be inconsistent with the concept of environmental corridors as primarily natural areas. Second, those portions of floodlands that are not in intensive urban or agricultural uses and, thus, exist in a natural state are likely to be a part of an area having a relatively high composite point value rating and thereby ultimately included within a delineated environmental corridor by virtue of the fact that such floodlands probably are located within identified wetland, wildlife habitat, prairie, or other scientific or natural areas of the Region.

In order to identify concentrations of high-value natural resource features, the delineations of the individual natural resource base and resource base-related elements, as mapped on the 1" = 400' scale ratioed and rectified aerial photographs—an example of which is presented in Figure 1—were transferred to a single mylar transparency overlay drafted at the same 1" = 400' scale. All natural resource base and related elements were delineated in pencil on the composite, and a cumulative point total for each delineated area was calculated. Within each area delineated on the mylar, the total composite point value was recorded and the natural resource base and related elements within that area were identified through the use of code letters. The code letters, together with the point values assigned to each of the natural resource base and resource base-related elements, are presented in Table 2, while the mylar transparency covering the same area as that shown in Figure 1, indicating the cumulative point values of all resource components, is shown in Figure 2.

#### Identification and Delineation of Environmental Corridors and Other High-Value Resource Areas

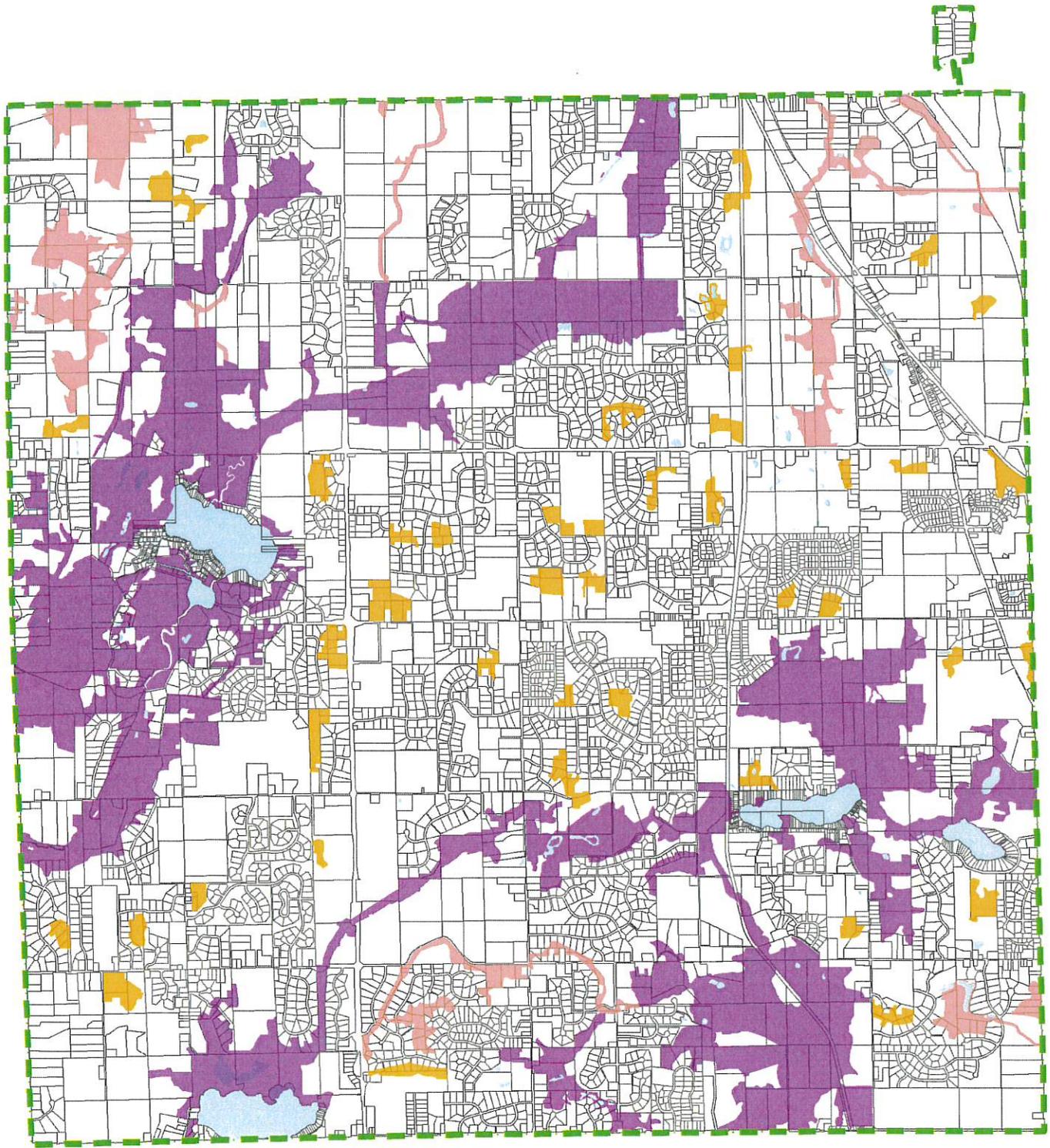
The delineation of the detailed natural resource base and resource base-related inventory data on 1" = 400' scale ratioed and rectified aerial photographs, and the assignment of point values to each of the resource base and related elements facilitated the final step in the corridor refinement process—namely, the identification and delineation of environmental corridor and other high-value resource areas. As previously noted, an effort was made to ensure that the concept of environmental corridors as set forth in regional level system plans was carried through in the refinement process. Thus, a hierarchy of natural resource areas was identified—namely, primary environmental corridors, secondary environmental corridors, isolated high-value resource areas, and other natural resource or resource-related areas. These areas were identified through the application of criteria related to the point values assigned to the individual resource components, as well as of criteria established with respect to the acreage, width, and length of the resource components. These criteria are listed in Table 3.

A point value of 10 or more established an area as having "significant" natural resource value. As further shown in Table 3, areas with "significant" natural resource values include primary environmental corridors, secondary environmental corridors, and isolated high-value natural areas. Primary environmental corridors occupy an area of at least 400 acres and have a minimum length of two miles and a minimum width of 200 feet. Such corridors generally include a wide variety of natural resource base and related elements.

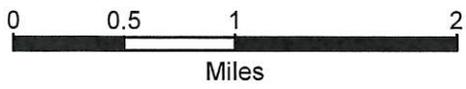
Secondary environmental corridors occupy an area of at least 100 acres and have a minimum length of one mile. Such corridors also include a variety of natural resource base and related elements, but are generally less diverse and are smaller in size, length, and width than primary environmental corridors.

Isolated high-value natural areas are at least five acres in size. Such areas generally consist of those natural resource base elements that have "inherent natural" value such as wetlands, woodlands, wildlife habitat areas, and surface water areas but that are separated physically from the environmental corridors by intensive urban and agricultural land uses. Other natural resource and related features have no minimum area, length, or width requirements. These features generally include those natural resource base-related elements that have "implied natural" value, such as an existing park, a potential park site, or an historic site.

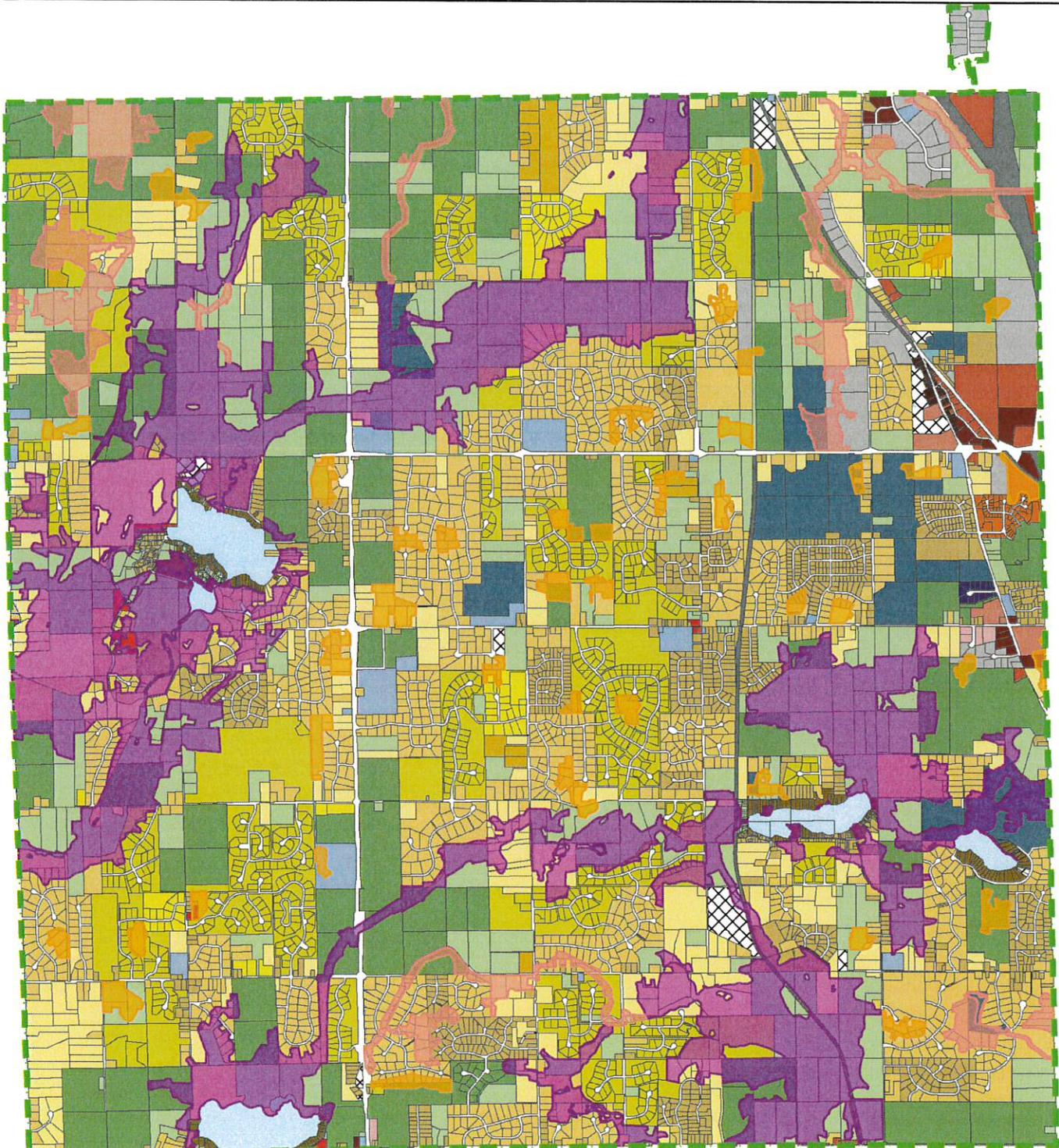
In the classification and delineation of natural resource features, areas with significant natural resource values—areas with a point value of 10 or more points—that were located in proximity to other areas with significant natural resource values were often linked with such areas as a single natural resource feature,



- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Areas
- Village Boundary



Produced March, 2019



 Primary Enviromental Corridor	 RS-1R Country Estate - Remnant Parcel	 B-4 Highway Business
 Secondary Enviromental Corridor	 RS-2 Single-Family Residential	 B-5 Downtown Business
 Isolated Natural Resource Areas	 RS-3 Single-Family Residential	 B-6 Destination Venue
 No Designated Zoning	 RS-4 Single-Family Residential	 I-1 Light Industry
 RR-1 Rural Residential	 RD-2 Two-Family Residential	 I-2 General Industry
 RR-2 Rural Residential	 WHD Walkable Hamlet	 P-1 Park and Recreation
 RS-1 Country Estate	 B-1 Neighborhood Business	 ROW Right-of-Way
 RS-1A Single-Family Residential and Rural Preservation	 B-2 Community Business	 Village Boundary
 RS-1B Single-Family Cluster/Open Space Residential	 B-3 General Business	

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Produced March, 2019