

# **Town of Buchanan**

## *Land Division / Subdivision Ordinance*

### **KEY DISCUSSION POINTS**

#### Current Town of Buchanan Zoning Ordinance – Minimum Lot Size

##### Agricultural

- AED: Exclusive Agricultural – 35 acres
- AGD: General Agricultural (principal age uses) – 4 acres
- AGD: General Agricultural (single-family lots) – 24,000 sq ft (.55 acre)

##### Residential

- RSF: Single-family Residential (sewered, in subdivision) – 10,000 sq ft (.23 acre)
- RSF: Single-family Residential (sewered, not in subdivision) – 9,000 sq ft (.21 acre)
- RSF: Single-family Residential (unsewered, in subdivision) – 15,000 sq ft (.34 acre)
- RSF: Single-family Residential (unsewered, not in subdivision) – 18,000 sq ft (.41 acre)
  
- RTF: Two-family Residential (detached, single-family) – same as RSF
- RTF: Two-family Residential (two-family, sewer and water) – 9,000 sq ft (.21 acre)
- RTF: Two-family Residential (two-family, no sewer and water) – 18,000 sq ft (.41 acre)
- RTF: Two-family Residential (attached, single-family dwelling) – 12,000 sq ft (.28 acre)
  
- RMF: Multi-family Residential (detached single-family) - same as RSF
- RMF: Multi-family Residential ( attached single-family and two-family) – same as RTF
- RMF: Multi-family Residential (multi-family not exceeding 3 stories (45 ft) in height) – 10,000 sq ft (.23 acre)(with max density of 20 dwellings per acre)
- RMF: Multi-family Residential (multi-family exceeding 3 stories (45 feet) in height) – 20,000 sq ft (.46 acre)

#### Current Outagamie County Subdivision Ordinance – Minimum Lot Size

- Consistent with county or local Zoning Ordinance
- ‘Cluster Subdivisions’ must include minimum of five acres
- Maximum number of lots determined by dividing total area of subdivision (excluding streets) by minimum lot size allowed in zoning ordinance
- Non minimum open space requirement

#### Draft Town of Buchanan Land Division / Subdivision Ordinance

- Must be consistent with Town of Buchanan Comprehensive Plan (§66.1001 State Statutes)
- Must be more stringent than county ordinance
- Encourage or require conservation design?
- Encourage or require trails within conservation subdivisions?
- Identify secondary conservation areas or leave definition to individual developers?
- Encourage or require clustered wastewater treatment?
- Encourage or require community water system? Multiple wells?
- Require restoration when FATA exceeds NDA?
- Create ‘Transitional Residential District’ in Zoning Ordinance