



ZONING FACT SHEETS

Updated: August 2025

Village of Weston, Marathon County, WI

FARMLAND PRESERVATION - FP

Rural and Open Space District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

The FP district is intended to promote continued agricultural and forestry uses on lands suited for such uses; protect and encourage long-term investments in food, fiber, building material, bioenergy, and other resource-related production; enable property owner eligibility in the State’s farmland preservation tax credit program following State certification of the FP district; preserve rural character and manage non-agricultural and non-forestry development; provide opportunities for farm residences, agriculturally- and forestry-related businesses, and home occupations. The FP district is intended for areas planned for long-term farmland preservation in the Comprehensive Plan. (Predecessor district: None)

Permitted Uses:

Primary Uses:

- Agricultural Use
- Agricultural-Related Use
- Community Garden
- On-site Agricultural Retail

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Structure (residential use)
- Family Day Care Home (4-8 Children)
- Home Occupation
- Animal Fancier
- Keeping of Farm Animals on Residential Lots
- Small Exterior Communications Device
- Geothermal Energy System
- Small Solar Energy System
- Small Wind Energy System
- Outdoor Solid Fuel Furnace
- Vehicle Course or Track
- Private Lake (Pond)

Conditional Uses:

Primary Uses:

- Single Family Detached Residence
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Outdoor Institutional
- Public Service or Utility
- Commercial Animal Establishment
- Bed and Breakfast
- Livestock or Farm Commodity Trucking
- Communications Tower
- Non-Metallic Mineral Extraction

Accessory Uses:

- Intermediate Day Care (9-15 Children)
- Residential Business
- Large exterior Communications Device

Temporary Uses:

- Garage, Yard, Estate and In-Home Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Agricultural Structure
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards (Article 5):

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
20 acres	300	60	N/A	N/A	N/A

(a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each "Manufactured Home Community" shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height				
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building		
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a	Feet	Floors	Feet	Floors		
50	30	20	40	15	15	6	10	10		N/A	N/A	N/A	N/A

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).

(c) Minimum front and street side yard accessory setbacks are equal to the minimum front and street side yard setback for the principal building, including the modification in note (a) where a lot has a second street side yard. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

(d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles where allowed in rear yards per Section 94.12.07(2)(d). This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.

(e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.

(f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.

(g) A minimum 100-foot wide buffer must be provided around the perimeter of each "Manufactured Home Community."

(h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs (Article 13):

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 48 ft ² Max	Type: Monument or Arm/Post Max Area: 32 ft ² Max Height: 8 ft	ONE On Building and Freestanding sign per lot.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



AGRICULTURE AND RESIDENTIAL – AR



Rural and Open Space District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

The AR district is primarily intended to preserve agricultural, forested, and other open lands until ripe for non-agricultural development, including residential, commercial, and industrial development, and to allow for very low density residential development. The AR district is intended for areas planned for future non-agricultural development in the Comprehensive Plan, but not yet ripe for such denser development due to a number of factors, including but not limited to the lack of public utilities or services in the area, inadequate roads, and a sufficiently supply of lands zoned for development elsewhere. (Predecessor districts: AG, RR-10)

Permitted Uses:

Primary Uses:

- Single-Family Detached Residence
- Agricultural Use
- Community Garden
- On-site Agricultural Retail
- Passive Outdoor Recreation
- Public Service or Utility
- Community Living Arrangement (1-8)
- Communications Tower

Accessory Uses:

- Detached Accessory Structure (non-residential)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 children)
- Home Occupation
- In-home suite
- Animal Fancier
- Keeping of Farm Animals on Residential Lots
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Outdoor Solid Fuel Furnace
- Vehicle Course or Track
- Private Lake (Pond)

Conditional Uses:

Primary Uses:

- Agricultural-Related Uses
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Outdoor Institutional
- Community Living Arrangement (9-15 Residents)
- Outdoor Commercial Entertainment
- Commercial Animal Establishment
- Bed and Breakfast
- Campground
- Boarding House
- Tourist Rooming House
- Junkyard or Salvage Yard
- Solid Waste Disposal, Composting and/or Recycling Facility
- Airport or Heliport
- Livestock or Farm Commodity Trucking
- Light Industrial
- Non-Metallic Mineral Extraction

Accessory Uses:

- Intermediate Day Care Home (9-15 Children)
- Residential Business
- Accessory Dwelling Unit
- Indoor Sales Incidental to Storage or Light Industrial Land Use
- Outdoor Alcohol Area
- Large Exterior Communications Device

Temporary Uses:

- Garage, Yard, Estate and In-Home Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Agricultural Structure
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

- Permitted Use:** Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.
- Conditional Use:** Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.
- Temporary Use:** Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.
- Unlisted Use:** Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
20 acres (f) (g)	300 (f)	60	N/A	1,600(h)	N/A

(a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each "Manufactured Home Community" shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height		
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet
50	30	20	40	15	15	6	10	10	35	2.5	35

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).
 (c) Minimum front and street side yard accessory setbacks are equal to the minimum front and street side yard setback for the principal building, including the modification in note (a) where a lot has a second street side yard. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.
 (d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles where allowed in rear yards per Section 94.12.07(2)(d). This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.
 (e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.
 (f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.
 (g) A minimum 100-foot wide buffer must be provided around the perimeter of each "Manufactured Home Community."
 (h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 48 ft ² Max	Type: Monument or Arm/Post Max Area: 32 ft ² Max Height: 8 ft	ONE On Building and Freestanding sign per lot.

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RURAL RESIDENTIAL – RR (RR-2 and RR-5)



Rural and Open Space District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

The RR district is intended for mainly single family detached residential development on large rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district is generally served by private on-site wastewater treatment systems, and roadways within a rural cross section. The SF-E district is intended for areas planned for rural residential development within the Comprehensive Plan. (Predecessor districts: RR Rural Residential; SR Suburban Residential)

Permitted Use:

Primary Uses:

- Single-Family Detached Residence
- Agricultural Use (10 acres and over)
- Community Garden
- Passive Outdoor Public Recreation
- Public Service or Utility
- Community Living Arrangement (1-8)

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 children)
- Home Occupation
- In-home Suite
- Animal Fancier
- Keeping of Farm Animals on Residential Lots
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (Pond)

Conditional Use

Primary Uses:

- Agricultural Use (under 10 acres)
- Agricultural Related Use
- On-site Agricultural Retail
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Outdoor Institutional
- Community Living Arrangement (9-15 residents)
- Commercial Animal Establishment
- Bed and Breakfast
- Tourist Rooming House
- Communications Tower

Accessory Uses:

- Intermediate Day Care Home (9-15 Children)
- Residential Business
- Accessory Dwelling Unit
- Large Exterior Communication Device
- Outdoor Solid Fuel Furnace
- Vehicle Course or Track

Temporary Use

- Garage, Yard, Estate and In-Home Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s Onsite Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

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Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
2 / 5 acres	150 / 200	60	20%	1,600 / 1,600(h)	N/A

- (a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each "Manufactured Home Community" shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height		
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a	Feet	Floors	Feet	
50	30	20	40	15	15	6	10	10	35	2.5	35

- (a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).
 (c) Minimum front and street side yard accessory setbacks are equal to the minimum front and street side yard setback for the principal building, including the modification in note (a) where a lot has a second street side yard. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.
 (d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles where allowed in rear yards per Section 94.12.07(2)(d). This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.
 (e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.
 (f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.
 (g) A minimum 100-foot wide buffer must be provided around the perimeter of each "Manufactured Home Community."
 (h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 48 ft ² Max	Type: Monument or Arm/Post Max Area: 32 ft ² Max Height: 8 ft	ONE On Building or Freestanding sign per lot.

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PARKS AND RECREATION - PR

Rural and Open Space District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

The P district accommodates parks, public recreational areas, public open spaces, and restricted private lands that available for public use and/or conservation. (Predecessor districts: PUL - Public and Utility Lands)

Permitted Uses:

Primary Uses:

- Community Garden
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Indoor Institutional - General
- Public Service and Utility
- Campground

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Small Exterior Communication Device
- Geothermal Energy System
- Small Solar Energy System
- Small Wind Energy System
- Donation Drop-off Box or Vending Machine

Conditional Uses:

Primary Uses:

- Agricultural Use
- Indoor Institutional – Intensive
- Outdoor Institutional
- Off-site Parking
- Communication Tower

Accessory Use:

- Large Exterior Communications Device
- Private Lake (Pond)
- Vehicle Course or Track

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Seasonal Outdoor Sale of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Sales by Mobile Food Vendors
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

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Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf)	Minimum Landscape Surface Ratio (LSR)
N/A	N/A	N/A	10%	N/A	75%

- (a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each "Manufactured Home Community" shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height		
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet
30	30	12	20	12	12	6	10	10	35	2.5	25

- (a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).
 (c) Minimum front and street side yard accessory setbacks are equal to the minimum front and street side yard setback for the principal building, including the modification in note (a) where a lot has a second street side yard. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.
 (d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles where allowed in rear yards per Section 94.12.07(2)(d). This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.
 (e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.
 (f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.
 (g) A minimum 100-foot wide buffer must be provided around the perimeter of each "Manufactured Home Community."
 (h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 48 ft ² Max	Type: Monument or Arm/Post Max Area: 32 ft ² Max Height: 8 ft	ONE On Building and Freestanding sign per lot.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



SINGLE FAMILY RESIDENTIAL-LARGE LOT – SF-L



Residential District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

The SF-L district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. Development within this district shall be served by public sanitary sewer and water services and roadways with a rural cross section (e.g., roadside swales). The SF-L district generally requires a minimum lot size between those required in the RR and SF-S districts. The SF-L district is intended for areas planned for single family residential development, or for portions of areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor district: S-R Suburban Residence and R-E Residential Estate)

Permitted Uses:

Primary Uses:

- Single Family Detached Residence
- Community Garden
- Passive Outdoor Public Recreation
- Public Service or Utility
- Community Living Arrangement (1-8 residents)

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Family Day Care Home (4-8 Children)
- Home Occupation
- Keeping of Farm Animals on Residential Lots and School Sites
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System

Conditional Uses:

Primary Uses:

- Active Outdoor Public Outdoor Recreation
- Indoor Institutional - General
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (9-15)
- Group Day Care Center
- Bed and Breakfast
- Communication Tower

Accessory Uses:

- Intermediate Day Care Home (9-15 children)
- Residential Business
- In-home Suite
- Accessory Dwelling Unit
- Animal Fancier
- Large Exterior Communications Device
- Private Lake (Pond)

Temporary Uses:

- Garage, Yard, Estate and In-Home Sale
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
20,000 ft ²	100	50	30%	1,200	50%

(a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each "Manufactured Home Community" shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height		
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet
50	30	12	20	6	6	3	5	10	35	2.5	20

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).
 (c) Minimum front and street side yard accessory setbacks are equal to the minimum front and street side yard setback for the principal building, including the modification in note (a) where a lot has a second street side yard. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.
 (d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles where allowed in rear yards per Section 94.12.07(2)(d). This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.
 (e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.
 (f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.
 (g) A minimum 100-foot wide buffer must be provided around the perimeter of each "Manufactured Home Community."
 (h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 2 ft ² Max	Type: Arm/Post Max Area: 2 ft ² Max Height: 5 ft	ONE On Building or Freestanding sign per lot with 3 ft setback.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



SINGLE FAMILY RESIDENTIAL-SMALL LOT – SF-S



Residential District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

The SF-S district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The SF-S district enables the smallest lot sizes of the single-family residential districts. The SF-S district is intended for areas planned for single family residential development, or the majority of areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor districts: R-1 Residential-Single Family and R-2 Residential-Single Family)

Permitted Uses:

Primary Uses:

- Single Family Detached Residence
- Community Garden
- Passive Outdoor Public Recreation
- Public Service and Utility
- Community Living Arrangement (1-8 residents)

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 Children)
- Home Occupation
- Keeping of Farm Animals on Residential Lots and School Sites
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System

Conditional Uses:

Primary Uses:

- Active Outdoor Public Outdoor Recreation
- Indoor Institutional – General
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (9-15)
- Group Day Care Center
- Bed and Breakfast
- Communications Tower

Accessory Uses:

- Intermediate Day Care Home (9-15 children)
- Residential Business
- In-home Suite
- Accessory Dwelling Unit
- Animal Fancier
- Large Exterior Communications Device
- Private Lake (Pond)

Temporary Uses:

- Garage, Yard, Estate and In-Home Sale
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
10,000 ft ²	80	40	40%	1000	40%

(a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each "Manufactured Home Community" shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height		
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a	Feet	Floors	Feet	
30	20	8	20	6	6	3	5	10	35	2.5	20

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).
 (c) Minimum front and street side yard accessory setbacks are equal to the minimum front and street side yard setback for the principal building, including the modification in note (a) where a lot has a second street side yard. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.
 (d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles where allowed in rear yards per Section 94.12.07(2)(d). This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.
 (e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.
 (f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.
 (g) A minimum 100-foot wide buffer must be provided around the perimeter of each "Manufactured Home Community."
 (h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 2 ft ² Max	Type: Arm/Post Max Area: 2 ft ² Max Height: 5 ft	ONE On Building or Freestanding sign per lot with 3 ft setback.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



TWO FAMILY RESIDENTIAL – 2F



Residential District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

The 2F district accommodates two family residences such as duplexes and two-flats; small-scale row houses, townhouses, or “condominium” buildings; single family detached residences; and compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The 2F district is intended for areas planned for two family residential development, or portions of areas planned for neighborhood development at the Village’s discretion, within the Comprehensive Plan. (Predecessor district: RTF - Residential Two Family)

Permitted Uses:

Primary Uses:

- Single Family Detached Residence
- Two Family Residences
- Community Garden
- Passive Outdoor Recreation
- Public Service or Utility
- Community Living Arrangement (1-8 residents)
- Community Living Arrangement (9-15 residents)

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 children)
- Home Occupation
- In-home suite
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Keeping of Farm Animals on Residential Lots and School Sites

Conditional Uses:

Primary Uses:

- Multi-Family Residence (3-8 units)
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (16+ residents)
- Group Day Care Center
- Bed and Breakfast
- Tourist Rooming House
- Communication Tower

Accessory Uses:

- Intermediate Day Care Home (9-15 children)
- Residential Business
- Accessory Dwelling Unit
- Large Exterior Communications Device
- Private Lake (Pond)

Temporary Uses:

- Garage, Yard, Estate and In-Home Sale
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
10,000 ft ² (b)	80 (b)	40	40%	800	40%

- (a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each “Manufactured Home Community” shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^{b, e}								Minimum Principal Building Separation (ft)	Maximum Building Height		
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet
30	20	8	20	6	6	3	5	10	35	2.5	20

- (a) See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).
 (c) Minimum street side yard accessory setbacks are equal to the minimum street side yard setback for the principal building.
 (d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. were allowed in rear yards per Section 94.12.07(2)(d) This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.
 (e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.
 (f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.
 (g) A minimum 100-foot wide buffer must be provided around the perimeter of each “Manufactured Home Community.”
 (h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 2 ft ² Max	Type: Arm/Post Max Area: 2 ft ² Max Height: 5 ft	ONE On Building or Freestanding sign per lot with 3 ft setback.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



MULTI-FAMILY RESIDENTIAL - MF



Residential District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

The MF district accommodates a range of housing types, including multiple family residences (e.g., townhouses, apartment buildings, and multiplexes), two family residences, and single family detached residences, along with compatible institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The MF district is intended for areas planned for multiple family residential development, or portions of areas planned for neighborhood development at the Village's discretion, within the Comprehensive Plan. (Predecessor district: R-3 Multiple Family and R-4 Multiple Family)

Permitted Uses:

Primary Uses:

- Single Family Detached Residence
- Two Family Residence
- Multi-family Residence (3-8 units/building)
- Multi-Family Residence (9-32 unit/building)
- Multi-Family Residence (33+ unit building)
- Community Garden
- Passive Outdoor Public Recreation
- Indoor Institutional-General
- Public Service or Utility
- Community Living Arrangement (1-8 residents)
- Community Living Arrangement (9-16 residents)
- Community Living Arrangement (16+ residents)

Accessory Uses:

- Detached Accessory Unit (non-residential use)
- Detached Accessory Unit (residential use)
- Family Day Care Home (4-8 children)
- Home Occupation
- In-home Suite
- Keeping of Farm Animals on Residential Lots and School Sites
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System

Conditional Uses:

Primary Uses:

- Mixed Use Dwelling Unit
- Active Outdoor Public Recreation
- Indoor Institutional-Intensive
- Outdoor Institutional
- Institutional Residential
- Personal or Professional Service
- Artisan Studio
- Group Day Care Center
- Bed and Breakfast
- Boarding House
- Tourist Rooming House
- Personal Storage Facility
- Off-site Parking
- Communication Tower

Accessory Uses:

- Intermediate Day Care Home (9-16)
- Home Occupation
- Accessory Dwelling Unit
- Large Exterior Communications Device
- Private Lake (Pond)
- Donation Drop-off Box or Vending Machine

Temporary Uses:

- Garage, Yard, Estate and In-Home Sale
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
1,600 ft ² /studio dwelling unit + 400 ft ² per each bedroom	80 ^(b)	40	40%	10% of Lot Area	30%

- (a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each "Manufactured Home Community" shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^{b f}								Minimum Principal Building Separation (ft)	Maximum Building Height		
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a	Feet	Floors	Feet	
30	30	8	20	6	6	6	10	10	50	4	20

- (a) See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).
 (c) Minimum street side yard accessory setbacks are equal to the minimum street side yard setback for the principal building.
 (d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles, were allowed in rear yards per Section 94.12.07(2)(d) This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.
 (e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.
 (f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.
 (g) A minimum 100-foot wide buffer must be provided around the perimeter of each "Manufactured Home Community."
 (h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 12 ft ² Max	Type: Arm/Post or Monument Max Area: 12 ft ² Max Height: 8 ft	ONE On Building or Freestanding sign per lot with setback equaling the height of the sign, no less than 3ft

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



MANUFACTURED HOME - MH

Residential District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

The MH district provides a safe, attractive, and functional environment for “parks” and subdivisions specifically intended for mobile and/or manufactured homes. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The MH district is intended portions of areas planned for multiple family residential development or neighborhood development, within the Comprehensive Plan, at the Village’s discretion. (Predecessor district: R-5 Residential Manufactured/Mobile Home Park)

Permitted Uses:

Primary Uses:

- Single Family Detached Residence
- Manufactured Home Community
- Community Garden
- Passive Outdoor Public Recreation
- Public Service or Utility

Accessory Uses

- Detached Accessory Unit (residential use)
- Family Day Care Home (4-8 children)
- Home Occupation
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System

Conditional Uses:

Primary Uses:

- Active Outdoor Public Recreational
- Personal Storage Facilities
- Off-site Parking
- Communications Tower

Accessory Uses:

- Intermediate Day Care Home (9-15 children)
- Home Occupation
- Large Exterior Communication Device
- Private Lake (Pond)
- Donation Drop-off Box or Vending Machine

Temporary Uses:

- Garage, Yard, Estate and In-Home Sale
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
5,000 ft ² /home (e)	50	N/A	40%	350	30%

- (a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each “Manufactured Home Community” shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height		
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet
20 ^g	20 ^g	6	10	6	6	3	5	5/10 ^h	20	1	15

- (a) See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).
 (c) Minimum street side yard accessory setbacks are equal to the minimum street side yard setback for the principal building.
 (d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles, were allowed in rear yards per Section 94.12.07(2)(d) This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.
 (e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.
 (f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.
 (g) A minimum 100-foot wide buffer must be provided around the perimeter of each “Manufactured Home Community.”
 (h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 2 ft ² Max	Type: Arm/Post Max Area: 2 ft ² Max Height: 5 ft	ONE On Building sign or Freestanding sign per lot with 3 ft setback.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



INSTITUTIONAL - INT

Non-Residential and Mixed Use District
Adoption Date: March 18, 2015

Amended Date: March 20, 2024
Print Date: August 26, 2025

Purpose:

The INT district enables a range of public, semi-public, educational, religious, and other “gathering” type uses generally intended for non-commercial purposes, subject to performance standards to ensure compatibility between institutional uses and surrounding uses, zoning districts, and infrastructure. Development within this district is generally served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The INT district is intended for areas planned for public/quasi-public uses within the Comprehensive Plan, and for other non-residential, non-agricultural use. (Predecessor district: PUL Public and Utility Lands; OIP Institutional and Public Service overlay)

Permitted Uses:

Primary Uses:

- Community Garden
- Passive Outdoor Public Recreation
- Active Outdoor Recreation
- Indoor Institutional-General
- Indoor Institutional-Intensive
- Outdoor Institutional
- Public Service or Utility
- Institutional Residential
- Community Living Arrangement (16+)
- Group Day Care Center

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Company Cafeteria
- Company Provided On-site Amenities
- Home Occupation
- Small Exterior Communication Device
- Geothermal Energy System
- In-home Suite
- Family Day Care Home (4-8 Children)
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (Pond)
- Donation Drop-off Box or Vending Machine
- Keeping of Farm Animals on Residential Lots and School Sites

Conditional Uses:

Primary Uses:

- Community Living Arrangement (9-15)
- Office
- Campground
- Outdoor Storage or Wholesaling
- Solid Waste Disposal, Composting or Recycling Facility
- Off-site Parking
- Airport or Heliport
- Communication Tower

Accessory Use:

- Keeping of Farm Animals of Residential Lots and School Sites
- Outdoor Alcohol Area
- Large Exterior Communications Device
- Vehicle Course or Track\
- Intermediate Day Care Home (9-15 Children)
- Residential Business

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Sales by Mobile Food Vendors
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) ^a
20,000 ft ²	80	40	20%	0.5

(a) Does not include structured parking or underground parking.

(b) Parcel size in the RM district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Building			Detached Accessory Building ^a	Pavement ^d			Principal Building		Accessory Building	
Front and Street Side ^a	Interior Side	Rear		Interior Side and Rear ^{a,d}	Interior Side or Rear		Front or Street ^a	Feet	Floors	Feet
20	8	20	3	10	15	10	45	3	20	1

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d). No interior side lot line setback for zero lot line structures.

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback does not apply to intrusions for driveway and pedestrian way entrances from street; driveways, pedestrian ways, and parking lots that are shared or provide cross-access between lots; or any land inside of a fenced yard area in an industrial district.

(d) Minimum front and street side setbacks for accessory structures (excluding fences) are the same as the minimum front and street side setbacks for the principal structure. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting ONE sf of sign area per linear foot of wall length on that wall.	Type: Monument or Arm/Post Max Area: 48 ft ² (64 ft ² by special exception) Max Height: 8 ft (20 ft by special exception)	ONE On Building sign per signable wall per business. ONE monument or arm/post sign per lot.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



B-1 NEIGHBORHOOD BUSINESS

Non-Residential and Mixed-Use District

Adoption Date: March 18, 2015

Amended Date: March 20, 2024

Print Date: August 26, 2025

Purpose:

The B-1 district accommodates small-scale office, retail, and service uses compatible with adjacent residential neighborhoods. Development within this district is served by public sanitary sewer and water services. The B-1 district is intended for areas planned for commercial uses, and for small portions of areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor district: B-1 Neighborhood Convenience Retail and Service)

Permitted Uses (Full use table found at Figure 3.05. Definitions of uses may be found in Article 4):

Primary Use:

- Mixed Use Dwelling Unit
- Community Garden
- Passive Outdoor Public Recreation
- Indoor Institutional-General
- Public Service or Utility
- Office
- Personal or Professional Service
- Artisan Studio
- Group Day Care Center
- Indoor Sales or Service

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Family Day Care Home (4-8 children)
- Company Cafeteria
- Company Provided On-site Amenities
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (Pond)
- Donation Drop-off Box or Vending Machine
- Home Occupation
- In-Home Suite

Conditional Uses:

Primary Uses:

- Two Family Residence
- Multi-Family Residence
- Active Outdoor Public Recreation
- Indoor Institutional-Intensive
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (1-8 residents)
- Community Living Arrangement (9-16 residents)
- Community Living Arrangement (16+ residents)
- Outdoor Display
- Drive-in or Drive-through Sales or Service
- Indoor Commercial Entertainment
- Outdoor Commercial Entertainment
- Commercial Animal Establishment
- Bed and Breakfast
- Commercial Indoor Lodging
- Tourist Rooming House
- Micro-beverage Production Facility
- Off-site Parking
- Communications Tower

Accessory Uses:

- Intermediate Day Care Home (9-15 Children)
- Residential Business
- Accessory Dwelling Unit
- Animal Fancier
- Outdoor Alcohol Area
- Large Exterior Communication Device
- Vehicle Course or Track
- Residential Business

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Sales by Mobile Food Vendors
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) ^a
20,000 ft ²	80	40	20%	0.5

(a) Does not include structured parking or underground parking.

(b) Parcel size in the RM district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Building			Detached Accessory Building ^a	Pavement ^d			Principal Building		Accessory Building	
Front and Street Side ^a	Interior Side	Rear	Interior Side and Rear ^{a,d}	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
10	6	10	3	5	10	10	45	3	20	1

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d). No interior side lot line setback for zero lot line structures.

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback does not apply to intrusions for driveway and pedestrian way entrances from street; driveways, pedestrian ways, and parking lots that are shared or provide cross-access between lots; or any land inside of a fenced yard area in an industrial district.

(d) Minimum front and street side setbacks for accessory structures (excluding fences) are the same as the minimum front and street side setbacks for the principal structure. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting ONE sf of sign area per linear foot of wall length on that wall.	Type: Monument or Arm/Post Max Area: 48 ft ² (64 ft ² by special exception) Max Height: 8 ft (20 ft by special exception)	ONE On Building sign per signable wall per business. ONE monument or arm/post sign per lot.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



HIGHWAY BUSINESS – B-2



Non-Residential and Mixed Use District
Adoption Date: March 18, 2015

Amended Date: March 20, 2024
Print Date: August 26, 2025

Purpose:

The B-2 district accommodates a range of large- and small-scale office, retail, commercial service, restaurant, and lodging uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village’s neighborhood areas; and (iii) in areas planned for commercial uses within the Comprehensive Plan. (Predecessor district: B-2 Community Retail and Service)

Permitted Uses:

Primary Uses:

- Mixed Use Dwelling Unit
- Community Garden
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Public Service or Utility
- Office
- Personal or Professional Service
- Artisan Studio
- Group Day Care Center
- Indoor Sales or Service
- Outdoor Display
- Indoor Repair and Maintenance
- Drive-in or Drive-through Sales or Service
- Indoor Commercial Entertainment
- Commercial Animal Establishment
- Commercial Indoor Lodging
- Micro-beverage Production Facility

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Family Day Care Home (4-8 children)
- Company Cafeteria
- Company Provided On-site Amenities
- Outdoor Display Incidental to Indoor Sales or Service
- Small Exterior Communication Device
- Home Occupation
- Large Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (pond)
- Donation Drop-off Box or Vending Machine
- In-Home Suite

Conditional Uses:

Primary Uses:

- Agricultural-Related Use
- Indoor Institutional-Intensive
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (9-16 residents)
- Community Living Arrangement (16+ residents)
- Outdoor and Vehicle Repair and Maintenance
- Outdoor Commercial Entertainment
- Bed and Breakfast
- Boarding House
- Large Retail and Commercial Service Development
- Off-site Parking
- Communications Tower

Accessory Uses:

- Accessory Dwelling Unit
- Animal Fancier
- Intermediate Child Care Home (9-15 Children)
- Outdoor Alcohol Area
- Vehicle Course or Track
- Residential Business

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Sales by Mobile Food Vendors
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) ^a
20,000 ft ²	80	40	20%	0.5

(a) Does not include structured parking or underground parking.
 (b) Parcel size in the RM district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Building			Detached Accessory Building ^a	Pavement ^d			Principal Building		Accessory Building	
Front and Street Side ^a	Interior Side	Rear		Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
30	12	20	6	10	15	10	45	3	20	1

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d). No interior side lot line setback for zero lot line structures.
 (c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback does not apply to intrusions for driveway and pedestrian way entrances from street; driveways, pedestrian ways, and parking lots that are shared or provide cross-access between lots; or any land inside of a fenced yard area in an industrial district.
 (d) Minimum front and street side setbacks for accessory structures (excluding fences) are the same as the minimum front and street side setbacks for the principal structure. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting ONE sf of sign per linear foot of exterior wall length on that wall.	Type: Monument or Pylon Max Area: 64 ft ² (200 ft ² within 660ft of State Highway 29 or Interstate) Max Height: 20 ft (40ft ² within 660ft of State Highway 29 or Interstate)	TWO On-Building signs per signable wall per business. ONE pylon or monument sign per lot; 2 for lots with more than one street frontage where each frontage is at least 200 ft.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



GENERAL BUSINESS – B-3



Non-Residential and Mixed Use District

Adoption Date: March 18, 2015

Amended Date: March 20, 2024

Print Date: August 26, 2025

Purpose:

The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village’s neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district: B-3 General Commercial)

Permitted Uses:

Primary Uses:

- Agricultural-Related Use
- Community Garden
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Indoor Institutional-Intensive
- Public Service or Utility
- Office
- Personal or Professional Service
- Artisan Studio
- Group Day Care Center
- Indoor Sales or Service
- Outdoor Display
- Indoor Repair and Maintenance
- Outdoor and Vehicle Repair and Maintenance
- Drive-in or Drive-through Sales or Service
- Indoor Commercial Entertainment
- Commercial Animal Establishment
- Commercial Indoor Lodging
- Micro-beverage Production Facility
- Indoor Storage or Wholesaling
- Communications Tower

Accessory Use:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Company Cafeteria
- Company Provided On-site Amenities
- Indoor Sales Incidental to Storage or Light Industrial Use
- Light Industrial Activities Incidental to Indoor Sales or Services
- Outdoor Display Incidental to Indoor Sales or Service
- Home Occupation
- Small Exterior Communication Device
- Large Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (pond)
- Donation Drop-off Box or Vending Machine
- In-Home Suite
- Family Day Care Home (4-8 Children)

Conditional Uses:

Primary Uses:

- Mixed Dwelling Unit
- Outdoor Institutional
- Institutional Residential
- Outdoor Commercial Entertainment
- Large Retail and Commercial Service Development
- Outdoor Storage or Wholesaling
- Personal Storage Facility
- Auction Yard
- Off-site Parking
- Light Industrial

Accessory Uses:

- Accessory Dwelling Unit
- Outdoor Alcohol Area
- Intermediate Child Care Home (9-15 Children)
- Outdoor Solid Fuel Furnace
- Vehicle Course or Track
- Residential Business

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Containers
- Temporary Shelter
- Temporary Unscreened Outdoor Storage Accessory to Industrial Use
- Temporary Sales by Mobile Food Vendors

- Seasonal Outdoor Sales of Farm Products
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) ^a
30,000 ft ²	80	40	20%	0.5

(a) Does not include structured parking or underground parking.

(b) Parcel size in the RM district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Building			Detached Accessory Building ^a	Pavement ^d			Principal Building		Accessory Building	
Front and Street Side ^a	Interior Side	Rear	Interior Side and Rear ^{a,d}	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
30	12	20	6	10	15	10	45	3	20	1

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d). No interior side lot line setback for zero lot line structures.

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback does not apply to intrusions for driveway and pedestrian way entrances from street; driveways, pedestrian ways, and parking lots that are shared or provide cross-access between lots; or any land inside of a fenced yard area in an industrial district.

(d) Minimum front and street side setbacks for accessory structures (excluding fences) are the same as the minimum front and street side setbacks for the principal structure. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting ONE sf of sign per linear foot of exterior wall length on that wall.	Type: Monument or Pylon Max Area: 64 ft ² (200 ft ² within 660ft of State Highway 29 or Interstate) Max Height: 20 ft (40ft ² within 660ft of State Highway 29 or Interstate)	TWO On Building sign per signable wall per business. ONE pylon or monument sign per lot; 2 for lots with more than one street frontage where each frontage is at least 200 ft.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



Business Park - BP

Non-Residential and Mixed Use District

Adoption Date: March 18, 2015

Amended Date: March 20, 2024

Print Date: August 26, 2025

Purpose:

The BP district accommodates office, light industrial, and other compatible businesses and support uses in a controlled business or office park setting. Allowable uses and activities include those associated with low levels of noise, odor, vibrations, and particulate emissions. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district: B-P Business Park and B-4 Office)

Permitted Uses:

Primary Uses:

- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Service or Utility
- Office
- Personal or Professional Service
- Indoor Commercial Entertainment
- Commercial Indoor Lodging

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Company Cafeteria
- Company Provided On-site Amenities
- Indoor Sales Incidental to Storage or Light Industrial Use
- Small Exterior Communication Device
- Home Occupation
- Family Day Care Home (4-8 Children)
- Large Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (Pond)
- In-Home Suite

Conditional Uses:

Primary Uses:

- Multi-Family Residence
- Agricultural-related Use
- Community Garden
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (9-16 residents)
- Community Living Arrangement (16+ residents)
- Artisan Studio
- Group Day Care Center
- Indoor Sales or Service
- Drive-in or Drive-through Sales or Service
- Micro-beverage Production Facility
- Indoor Storage or Wholesaling
- Off-site Parking
- Light Industrial
- Communications Tower

Accessory Uses:

- Light Industrial Activities Incidental to Indoor Sales or Service
- Outdoor Display Incidental to Indoor Sales or Service
- Residential Business
- Outdoor Alcohol Areas
- Donation Drop-off Box or Vending Machine
- Intermediate Child Care Home (9-15 Children)

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Sales by Mobile Food Vendors
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) ^a
40,000 ft ²	100	50	20%	1.5

(a) Does not include structured parking or underground parking.

(b) Parcel size in the RM district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Building			Detached Accessory Building ^a	Pavement ^d			Principal Building		Accessory Building	
Front and Street Side ^a	Interior Side	Rear		Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
30	12	20	10	10	15	10	60	4	20	1

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d). No interior side lot line setback for zero lot line structures.

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback does not apply to intrusions for driveway and pedestrian way entrances from street; driveways, pedestrian ways, and parking lots that are shared or provide cross-access between lots; or any land inside of a fenced yard area in an industrial district.

(d) Minimum front and street side setbacks for accessory structures (excluding fences) are the same as the minimum front and street side setbacks for the principal structure. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting ONE sf of sign per linear foot of exterior wall length on that wall.	Type: Monument or Pylon Max Area: 64 ft ² (200 ft ² within 660ft of State Highway 29 or Interstate) Max Height: 20 ft (40ft ² within 660ft of State Highway 29 or Interstate)	TWO On Building sign per signable wall per business. ONE pylon or monument sign per lot; 2 for lots with more than one street frontage where each frontage is at least 200 ft.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



LIMITED INDUSTRIAL - LI



Non-Residential and Mixed Use District

Adoption Date: March 18, 2015

Amended Date: March 20, 2024

Print Date: August 26, 2025

Purpose:

The LI district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan. (Predecessor district: LMD Light Manufacturing Distribution)

Permitted Uses:

Primary Uses:

- Agricultural-Related Uses
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Service or Utility
- Office
- Person or Professional Service
- Indoor Repair and Maintenance
- Outdoor and Vehicle Repair and Maintenance
- Micro-beverage Production Facility
- Indoor Storage or Wholesaling
- Light Industrial Use
- Communications Tower

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Company Cafeteria
- Company Provided On-site Amenities
- Indoor Sales Incidental to Storage or Light Industrial Use
- Small Exterior Communication Device
- Large Exterior Communication Device
- Home Occupation
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Outdoor Solid Fuel Furnace
- Private Lake (Pond)
- Donation Drop-off Box or Vending Machine
- In-Home Suite
- Family Day Care Home (4-8 Children)

Conditional Uses:

Primary Uses:

- Community Garden
- Indoor Institutional-General
- Outdoor Institutional
- Institutional Residential
- Artisan Studio
- Group Day Care Center
- Indoor Sales or Service
- Outdoor Display
- Drive-in or Drive-through Sales or Service
- Indoor Commercial Entertainment
- Commercial Animal Establishment
- Outdoor Storage or Wholesaling
- Personal Storage Facility
- Solid Waste Disposal, Composting or Recycling Facility
- Auction Yard
- Off-site Parking
- Airport or Heliport
- Freight Terminal and Mass Transportation Depot
- Distribution Center
- Livestock or Farm Commodity Trucking
- Heavy Industrial

Accessory Uses:

- Light Industrial Activities Incidental to Indoor Sales or Service
- Intermediate Child Care Home (9-15 Children)
- Outdoor Display Incidental to Indoor Sales or Service
- Residential Business

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Unscreened Outdoor Storage Accessory to Industrial Use
- Temporary Sales by Mobile Food Vendors
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) ^a
30,000 ft ²	80	40	15%	0.5

(a) Does not include structured parking or underground parking.

(b) Parcel size in the RM district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Building			Detached Accessory Building ^a	Pavement ^d			Principal Building		Accessory Building	
Front and Street Side ^a	Interior Side	Rear		Interior Side and Rear ^{a,d}	Interior Side or Rear		Front or Street ^a	Feet	Floors	Feet
30	12	20	10	5	10	10	45	3	20	1

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d). No interior side lot line setback for zero lot line structures.

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback does not apply to intrusions for driveway and pedestrian way entrances from street; driveways, pedestrian ways, and parking lots that are shared or provide cross-access between lots; or any land inside of a fenced yard area in an industrial district.

(d) Minimum front and street side setbacks for accessory structures (excluding fences) are the same as the minimum front and street side setbacks for the principal structure. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting ONE sf of sign per linear foot of exterior wall length on that wall.	Type: Monument or Pylon Max Area: 64 ft ² (200 ft ² within 660ft of State Highway 29 or Interstate) Max Height: 20 ft (40ft ² within 660ft of State Highway 29 or Interstate)	TWO On Building sign per signable wall per business. ONE pylon or monument sign per lot; 2 for lots with more than one street frontage where each frontage is at least 200 ft.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



GENERAL INDUSTRIAL - GI

Non-Residential and Mixed Use District

Adoption Date: March 18, 2015

Amended Date: March 20, 2024

Print Date: August 26, 2025

Purpose:

The GI district accommodates a range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses. The uses associated with this district may have significant off-site impacts such as heavy truck traffic, noise, and odors. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in limited areas planned for industrial uses within the Comprehensive Plan, at the Village's discretion. (Predecessor District: M1 - Manufacturing and warehousing)

Permitted Uses:

Primary Uses:

- Agricultural-Related Uses
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Service or Utility
- Office
- Personal or Professional Service
- Indoor Repair and Maintenance
- Outdoor and Vehicle Repair and Maintenance
- Micro-beverage Production Facility
- Indoor Storage or Wholesaling
- Outdoor Storage or Wholesaling
- Freight Terminal and Mass Transportation Depot
- Distribution Center
- Livestock or Farm Commodity Trucking
- Light Industrial
- Heavy Industrial
- Communications Tower

Accessory Uses:

- Detached Accessory Structure (non-residential)
- Detached Accessory Structure (residential)
- Company Cafeteria
- Company Provided On-site Amenities
- Indoor Sales Incidental Storage or Light Industrial Use
- Small Exterior Communication Device
- Large Exterior Communication Device
- Home Occupation
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Outdoor Solid Fuel Furnace
- Private Lake (Pond)
- Donation Drop-off Box or Vending Machine
- Family Day Care Home (4-8 Children)
- In-Home Suite

Conditional Uses:

Primary Uses:

- Community Garden
- Indoor Institutional-General
- Outdoor Institutional
- Institutional Residential
- Outdoor Display
- Drive-in or Drive-through Sales or Service
- Indoor Commercial Entertainment
- Adult Entertainment or Adult-Oriented Establishment
- Personal Storage Facility
- Junkyard or Salvage Yard
- Solid Waste Disposal, Composting or Recycling Facility
- Auction Yard
- Off-site Parking
- Airport or Heliport
- Non-Metallic Mineral Extraction

Accessory Uses:

- Intermediate Child Care Home (9-15 Children)
- Residential Business

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Unscreened Outdoor Storage Accessory to Industrial Use
- Temporary Sales by Mobile Food Vendors
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) ^a
40,000 ft ²	100	50	10%	1.0

(a) Does not include structured parking or underground parking.

(b) Parcel size in the RM district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Building			Detached Accessory Building ^a	Pavement ^d			Principal Building		Accessory Building	
Front and Street Side ^a	Interior Side	Rear		Interior Side or Rear ^{a d}	Interior Side or Rear		Front or Street ^a	Feet	Floors	Feet
40	15	30	10	5	10	10	60	4	35	2

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d). No interior side lot line setback for zero lot line structures.

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback does not apply to intrusions for driveway and pedestrian way entrances from street; driveways, pedestrian ways, and parking lots that are shared or provide cross-access between lots; or any land inside of a fenced yard area in an industrial district.

(d) Minimum front and street side setbacks for accessory structures (excluding fences) are the same as the minimum front and street side setbacks for the principal structure. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting ONE sf of sign per linear foot of exterior wall length on that wall.	Type: Monument or Pylon Max Area: 64 ft ² (200 ft ² within 660ft of State Highway 29 or Interstate) Max Height: 20 ft (40ft ² within 660ft of State Highway 29 or Interstate)	TWO On Building sign per signable wall per business. ONE pylon or monument sign per lot; 2 for lots with more than one street frontage where each frontage is at least 200 ft.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



RURAL MIX – RM

Non-Residential and Mixed Use District

Adoption Date: March 18, 2015

Amended Date: March 20, 2014

Print Date: August 26, 2025

Purpose:

The RM district is intended to allow for a range of low density residential, general agricultural and forestry, and related on-site processing, storage, and rural business uses that are appropriate for certain larger rural parcels. The RM district is generally shown over areas planned for residential and/or agricultural uses in the Comprehensive Plan. The RM zoning district is available for mapping within the Village limits only; it may not be mapped within the extraterritorial zoning jurisdiction because the associated Extraterritorial Zoning Committee has not recommended its use there.

Permitted Uses:

Primary Uses:

- Single-Family Detached Residence
- Agricultural Use
- Agricultural-Related Use
- Community Garden
- On-site Agricultural Retail
- Passive Outdoor Recreation
- Public Service or Utility
- Community Living Arrangement (1-8)
- Communications Tower

Accessory Uses:

- Detached Accessory Structure (non-residential)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 children)
- Home Occupation
- In-home suite
- Animal Fancier
- Keeping of Farm Animals on Residential Lots
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Outdoor Solid Fuel Furnace
- Vehicle Course or Track
- Private Lake (Pond)

Conditional Uses:

Primary Uses:

- Agricultural Use
- Agricultural-Related Uses
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Outdoor Institutional
- Community Living Arrangement (9-15 Residents)
- Office
- Artisan Studio
- Group Day Care Center
- Indoor Repair and Maintenance
- Outdoor and Vehicle Repair and Maintenance
- Outdoor Commercial Entertainment
- Commercial Animal Establishment
- Bed and Breakfast
- Boarding House
- Campground
- Tourist Rooming House
- Micro-beverage Production Facility
- Indoor Storage or Wholesaling
- Outdoor Storage or Wholesaling
- Auction Yard
- Off-Street Parking
- Airport or Heliport
- Livestock or Farm Commodity Trucking
- Light Industrial
- Non-Metallic Mineral Extraction

Accessory Uses:

- Intermediate Day Care Home (9-15 Children)
- Residential Business
- Accessory Dwelling Unit
- Indoor Sales Incidental to Storage or Light Industrial Land Use
- Outdoor Alcohol Area
- Large Exterior Communications Device

Temporary Uses:

- Garage, Yard, Estate and In-Home Sales
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Agricultural Structure
- Temporary Sales by Mobile Food Vendors
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
20 acres (b)	300	60	N/A	1,600(h)	0.1

(a) Does not include structured parking or underground parking.

(b) Parcel size in the RM district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building including Attached Garage			Detached Accessory Building ^a	Pavement ^d			Principal Building		Accessory Building	
Front and Street Side ^a	Interior Side	Rear		Interior Side and Rear ^{a,d}	Interior Side or Rear		Front or Street ^a	Feet	Floors	Feet
50	30	20	40	10	15	10	45	3	35	2.5

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d). No interior side lot line setback for zero lot line structures.

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback does not apply to intrusions for driveway and pedestrian way entrances from street; driveways, pedestrian ways, and parking lots that are shared or provide cross-access between lots; or any land inside of a fenced yard area in an industrial district.

(d) Minimum front and street side setbacks for accessory structures (excluding fences) are the same as the minimum front and street side setbacks for the principal structure. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 48 ft ² Max	Type: Monument or Arm/Post Max Area: 32 ft ² Max Height: 8 ft	ONE On Building and Freestanding sign per lot.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.

