

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:

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)	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.

