

Article Three – Establishment of Zoning Districts

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3-1 – Standard Zoning District Categories and Standard Zoning Designations

The area located within the corporate limits of the City of Verona is, as a result of the adoption of this Zoning Ordinance, divided into eleven (11) zoning districts.

- (a) **Residential Zoning Districts.**
 - (1) NR – Neighborhood Residential District
 - (2) MR – Mixed Residential District
 - (3) UR – Urban Residential District
- (b) **Nonresidential Zoning Districts.**
 - (1) RA – Rural Agricultural District
 - (2) SC – Suburban Commercial District
 - (3) CC – Central Commercial District
 - (4) NO – Neighborhood Office District
 - (5) SO – Suburban Office District
 - (6) SI – Suburban Industrial District
 - (7) UI – Urban Industrial District
 - (8) PI – Public Institutional District
- (c) **Overlay Zoning Districts.**
 - (1) PD – Planned Development Overlay District
- (d) **Legacy Zoning Districts.**
 - (1) PD-L – Legacy Planned Development District

3-2 – Map of Standard Zoning Districts

The boundaries of the standard zoning districts established by this Zoning Ordinance are shown on a map or series of maps entitled “Official Zoning Map of the City of Verona”, which together with all explanatory materials included on the map, is made part of this Zoning Ordinance.

3-3 – Interpretation of Zoning District Boundaries

The following rules shall be used to determine the precise location of any zoning district boundary shown on the Official Zoning Map of the City of Verona. Where any uncertainty exists as to the exact location of a zoning district boundary line, as shown on the Official Zoning Map, the location of the line shall be determined by the Zoning Administrator.

- (a) Zoning district boundaries shown as following or approximately following the limits of any City, Village, Town or County boundary shall be construed as following such limits.
- (b) Zoning district boundaries shown as following or approximately following streets or railroad lines shall be construed as following the centerline of such streets or railroad lines.
- (c) Zoning district boundaries shown as following or approximately following platted lot lines or other property lines as shown on the City of Verona or Dane County Tax Maps shall be construed as following such lines.
- (d) Zoning district boundaries shown as following or approximately following the centerlines of continuously flowing watercourses shall be construed as following the channel centerlines of such watercourses. In the event of a natural change in the location of such streams, rivers, or other watercourses, the zoning district boundary shall be construed as moving with the channel centerline.
- (e) Zoning district boundaries shown as following or approximately following ridgelines or watershed boundaries shall be construed as following such lines.
- (f) Zoning district boundaries shown as separated from, any of the features listed in Subsections (a) through (e) above, shall be construed to be at such distances from those features as are shown on the Official Zoning Map.

3-4 – Zoning of Annexed Lands

All lands annexed to the City of Verona shall be zoned Rural Agricultural (RA), upon annexation. Subsequent requests for zoning to accommodate development shall follow the procedure of Section 8-6.

3-5 – Purpose of Residential Zoning Districts

- (a) **General Purpose of Residential Zoning Districts.** Residential zoning districts are established, designed, and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and to:
- (1) Provide appropriately located areas for residential development that are consistent with the Comprehensive Plan;
 - (2) Ensure adequate light, air, privacy, and open space for residents;
 - (3) Provide for a variety of neighborhoods with a range of housing types with varying characters and patterns of development;
 - (4) Protect neighborhoods from the harmful effects of excessive noise, traffic congestion, and other potential adverse impacts; and
 - (5) Provide amenities while protecting residents from incompatible uses and activities.
- (b) **NR – Neighborhood Residential District Purpose.** The purpose of the Neighborhood Residential District is to provide and preserve areas for residential neighborhoods with primarily single-family dwellings.
- (c) **MR – Mixed Residential District Purpose.** The purpose of the Mixed Residential District is to provide and preserve areas for residential neighborhoods with a compatible combination of residential housing types including single-family dwellings, duplex / townhome dwellings, and multiunit buildings.
- (d) **UR – Urban Residential District Purpose.** The purpose of the Urban Residential District is to provide and preserve areas for planned residential developments with a compatible combination of residential housing types including duplex / townhome dwellings, multiunit buildings, and multiunit complexes.

3-6 – Purpose of Nonresidential Zoning Districts

- (a) **General Purpose of Nonresidential Zoning Districts.** Nonresidential zoning districts are established, designed, and intended to provide a comfortable, healthy, safe, and pleasant environment in which to work, shop, dine, recreate, and to:
- (1) Maintain and enhance the City’s economic base and provide employment opportunities;
 - (2) Provide shopping, dining, entertainment, and service uses close to where people live and work;
 - (3) Create suitable environments for various types of nonresidential uses and to protect them from the adverse effects of incompatible uses;
 - (4) Allow flexibility to encourage redevelopment and positive improvements to existing nonresidential uses; and
 - (5) Help ensure that the appearance and operational impacts of nonresidential developments do not adversely impact the character of the areas in which they are located.
- (b) **RA – Rural Agricultural District Purpose.** The purpose of the Rural Agricultural District is to hold development lands in agricultural use for a limited time until the appropriate legislative bodies concerned determine that it is economically and financially feasible to provide public services and facilities for uses other than those permitted in the RA District.
- (c) **SC – Suburban Commercial District Purpose.** The purpose of the Suburban Commercial District is to provide and preserve areas along highly visible and accessible road corridors that provide for a broad range of auto-oriented retail, wholesale, and service uses. The scale and access requirements of uses in this district mean they cannot be compatibly integrated within the Central Commercial District.
- (d) **CC – Central Commercial District Purpose.** The purpose of the Central Commercial District is to foster the continued economic vitality of Verona’s “downtown” and to provide and preserve a central setting for pedestrian oriented retail, office, and service uses as well as cultural amenities.
- (e) **NO – Neighborhood Office District Purpose.** The purpose of the Neighborhood Office District is to provide and preserve areas that offer access to goods and services that residents and the general public need on a day-to-day basis in close proximity to residential neighborhoods without negatively impacting quality of life due to noise, traffic, and other issues related to high intensity commercial uses.
- (f) **SO – Suburban Office District Purpose.** The purpose of the Suburban Office District is to provide and preserve areas for office and institutional uses in a campus or park-like setting. The district also accommodates limited supporting commercial uses as a means to support daily needs for employees within the district.
- (g) **SI – Suburban Industrial District Purpose.** The purpose of the Suburban Industrial District is to provide and preserve areas for light industrial uses, primarily conducted indoors in a campus like setting, that do not have the potential to generate nuisances for adjoining properties.
- (h) **UI – Urban Industrial District Purpose.** The purpose of the Urban Industrial District is to provide and preserve areas for light to moderate industrial uses, conducted both indoors and outdoors, that do not have the potential to generate nuisances to adjoining properties.
- (i) **PI – Public Institutional District Purpose.** The purpose of the Public Institutional District is to provide and preserve areas for the development of nonresidential public and institutional uses on lands that are public property.

3-7 – Purpose of Overlay Zoning Districts

- (a) **General Purpose of Overlay Zoning Districts.** Overlay zoning districts are established, designed, and intended to accommodate special situations or accomplish special planning and zoning goals. Overlay zoning districts are applied over a base zoning district classifications to alter some or all regulations that apply in the underlying base zoning district.
- (b) **PD Planned Development Overlay District Purpose.** The purpose of the Planned Development Overlay District is to visually represent areas of the community that are governed by Planned Development Ordinances as detailed in Article 8 of this Zoning Ordinance.

3-8 – Purpose of Legacy Zoning Districts.

- (a) **PD-L – Legacy Planned Development District Purpose.** The purpose of the Legacy Planned Development District is to account for those properties that have been previously zoned as a “planned development district” and are governed by a unique set of regulations as set forth in the specific planned development ordinance. Properties zoned in the Legacy Planned Development District will continue to operate under their specific planned unit development ordinance. No property may be rezoned into the Legacy Planned Development District after the date of the adoption of this Ordinance.