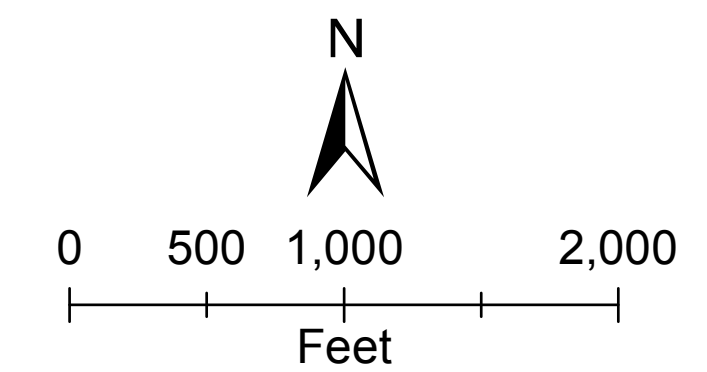


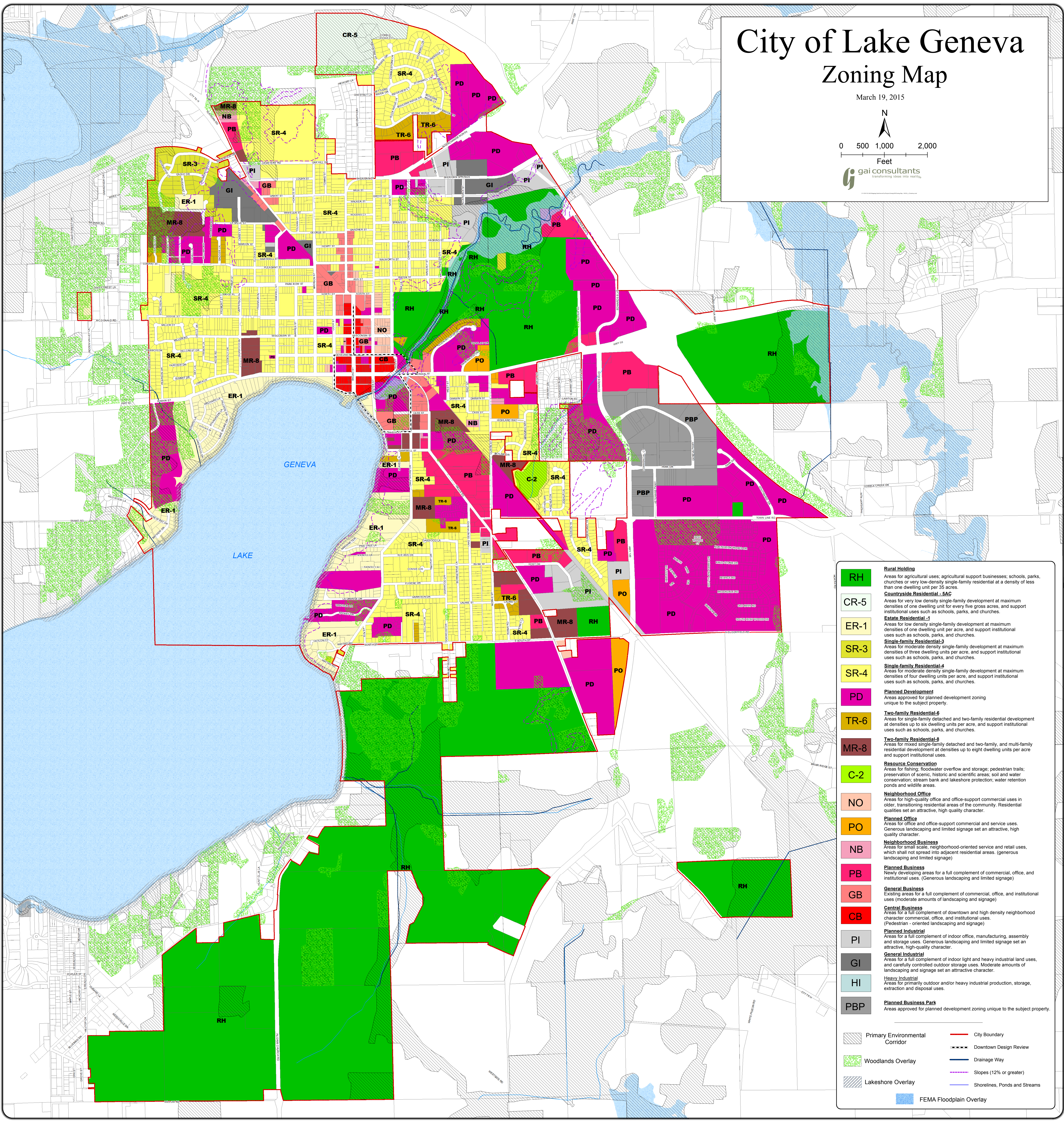
# City of Lake Geneva

## Zoning Map

March 19, 2015



**gai consultants**  
transforming ideas into reality



- |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RH</b>   | <b>Rural Holding</b><br>Areas for agricultural uses; agricultural support businesses; schools, parks, churches or very low-density single-family residential at a density of less than one dwelling unit per 35 acres.<br><b>Countryside Residential - 5AC</b><br>Areas for very low density single-family development at maximum densities of one dwelling unit for every five gross acres, and support institutional uses such as schools, parks, and churches.<br><b>Estate Residential - 1</b><br>Areas for low density single-family development at maximum densities of one dwelling unit per acre, and support institutional uses such as schools, parks, and churches.<br><b>Single-family Residential - 3</b><br>Areas for moderate density single-family development at maximum densities of three dwelling units per acre, and support institutional uses such as schools, parks, and churches.<br><b>Single-family Residential - 4</b><br>Areas for moderate density single-family development at maximum densities of four dwelling units per acre, and support institutional uses such as schools, parks, and churches. |
| <b>PD</b>   | <b>Planned Development</b><br>Areas approved for planned development zoning unique to the subject property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>TR-6</b> | <b>Two-family Residential - 6</b><br>Areas for single-family detached and two-family residential development at densities up to six dwelling units per acre, and support institutional uses such as schools, parks, and churches.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>MR-8</b> | <b>Two-family Residential - 8</b><br>Areas for mixed single-family detached and two-family, and multi-family residential development at densities up to eight dwelling units per acre and support institutional uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>C-2</b>  | <b>Resource Conservation</b><br>Areas for fishing, floodwater overflow and storage; pedestrian trails; preservation of scenic, historic and scientific areas; soil and water conservation; stream bank and lakeshore protection; water retention ponds and wildlife areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>NO</b>   | <b>Neighborhood Office</b><br>Areas for high-quality office and office-support commercial uses in older, transitioning residential areas of the community. Residential qualities set an attractive, high quality character.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>PO</b>   | <b>Planned Office</b><br>Areas for office and office-support commercial and service uses. Generous landscaping and limited signage set an attractive, high quality character.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>NB</b>   | <b>Neighborhood Business</b><br>Areas for small scale, neighborhood-oriented service and retail uses, which shall not spread into adjacent residential areas. (generous landscaping and limited signage)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>PB</b>   | <b>Planned Business</b><br>Newly developing areas for a full complement of commercial, office, and institutional uses. (Generous landscaping and limited signage)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>GB</b>   | <b>General Business</b><br>Existing areas for a full complement of commercial, office, and institutional uses (moderate amounts of landscaping and signage)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>CB</b>   | <b>Central Business</b><br>Areas for a full complement of downtown and high density neighborhood character commercial, office, and institutional uses. (Pedestrian - oriented landscaping and signage)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>PI</b>   | <b>Planned Industrial</b><br>Areas for a full complement of indoor office, manufacturing, assembly and storage uses. Generous landscaping and limited signage set an attractive, high-quality character.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>GI</b>   | <b>General Industrial</b><br>Areas for a full complement of indoor light and heavy industrial land uses, and carefully controlled outdoor storage uses. Moderate amounts of landscaping and signage set an attractive character.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>HI</b>   | <b>Heavy Industrial</b><br>Areas for primarily outdoor and/or heavy industrial production, storage, extraction and disposal uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>PBP</b>  | <b>Planned Business Park</b><br>Areas approved for planned development zoning unique to the subject property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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- |  |                                |  |                               |
|--|--------------------------------|--|-------------------------------|
|  | Primary Environmental Corridor |  | City Boundary                 |
|  | Woodlands Overlay              |  | Downtown Design Review        |
|  | Lakeshore Overlay              |  | Drainage Way                  |
|  |                                |  | Slopes (12% or greater)       |
|  |                                |  | Shorelines, Ponds and Streams |
|  |                                |  | FEMA Floodplain Overlay       |