

**Ch. 365 Attachment 2 - Zoning Ordinance Land Use Matrix \***  
**Village of Sauk City**  
*Amended: April 8, 2025*

\* See § 365-10 for definitions, inclusions, and exclusions for many land uses listed in this Matrix.

	LAND USE	Residential Districts				Non-Residential Districts						Agricultural Districts				
		R-1-A	R-1-B	R-2	R-M	B-H	B-C	B-N	B-T	M-L	M-G	A-G	A-T	A-H	A-P	
<b>AGRICULTURAL</b>	Aquaculture Facility									C	C	C			C	
	Beekeeping											P	P	P	P	
	Commercial Feed Lot or Poultry Facility														P	
	Community Garden	C	C	C	C	C	C	C	C	C	C	P	P	P	P	
	Dairying											C	P	P	P	
	Equestrian Stable and/or Paddock											C			P	
	Farm Consolidation (i.e. separating farm residences and/or structures from remainder of farm)											C				
	Fertilizer Sales, Storage, Mixing and Blending (for agricultural use)															C
	Fish Hatchery											P				C
	Forestry											P	P	P	P	
	Fur Farm															C
	General Farming (not otherwise listed herein)											P	P	P	P	
	Grain Elevator and/or Bulk Storage of Feed Grains															C
	Grazing and Pasturage											C	P	P	P	
	Greenhouse									P	P	P	P	P	P	
	Grist Mill Services															C
	Commercial Butchering of Livestock or Poultry											C				
	Livestock or Poultry Raising (not including sales, dressing, and packing)											C	P	P	P	
	Nursery											P	P	P	P	
	On-site Agricultural Retail											P		C	P	
Preparation of Feeds for Livestock and/or Poultry															C	
Raising of Grains, Grass, Vegetables, Seed Crops, Nuts, Berries and Fruit											P	P	P	P		
	<b>LAND USE</b>	<b>R-1-A</b>	<b>R-1-B</b>	<b>R-2</b>	<b>R-M</b>	<b>B-H</b>	<b>B-C</b>	<b>B-N</b>	<b>B-T</b>	<b>M-L</b>	<b>M-G</b>	<b>A-G</b>	<b>A-T*</b>	<b>A-H*</b>	<b>A-P*</b>	
<b>RESIDENTIAL</b>	Community Living Arrangement (1-8 persons)	P	P	P	P			C								
	Community Living Arrangement (9-15 persons)	C	C	C	P			C								
	Community Living Arrangement (16+ persons)			C	C			C								
	Dwelling, Two-Family	C	C	P	P											
	Dwelling, Multi-Family (not in 700 or 800 block of Water Street, but see Mixed Use Dwelling)				P	C	C	C								
	Dwelling, Townhouse			C	P	C		C								
	Dwelling, Single-Family Detached, legally constructed before Aug. 18, 2011	P	P	P	P				P					P	P	P
	Dwelling, Single-Family Detached, legally constructed after Aug. 17, 2011	P	P	P	P											
	Dwelling, Mixed Use					C	P	P								
	First Farm Residence											P	P	P	P	
Mobile Home (not permitted in Village or extraterritorial zoning area)																
Manufactured Home Park, where manufactured homes but not mobile homes may be placed				C												
	<b>LAND USE</b>	<b>R-1-A</b>	<b>R-1-B</b>	<b>R-2</b>	<b>R-M</b>	<b>B-H</b>	<b>B-C</b>	<b>B-N</b>	<b>B-T</b>	<b>M-L</b>	<b>M-G</b>	<b>A-G</b>	<b>A-T*</b>	<b>A-H*</b>	<b>A-P*</b>	
	Agriculture Equipment Related Sales, Service, and Supply										P	C			C	
	Artisan Studio or Workshop					P	P	P	C	P	P	C				
	Automobile and Truck Sales and Lease Lot and Showroom, including Incidental Indoor Service and Repair					P				C						
	Automotive and Other Motorized Vehicle Service and Body Repair					P			C	P	P					

RETAIL SALES AND SERVICE	Campground or Camping Resort											C				
	Commercial Animal Service and/or Sales, with Overnight Boarding								C	C	C	C	C	C	C	
	Commercial Animal Service and/or Sales, without Overnight Boarding					P	P	P	C	C	C	P	C	C	C	
	Commercial Indoor Entertainment and Dining					P	P	P	C	C						
	Commercial Outdoor Recreational Facilities (e.g., outdoor driving ranges, miniature golf courses, race tracks)					C	C	C		C						
	Convenient Cash Business, Payday Loan Institution, and Similar					C	C	C								
	Child Care - Group Center (9+ children)				C	P	P	P		C	C					
	Drive-through and Other In-Vehicle Sales or Service					C	C		C	C	C					
	Hotel					P	P									
	Indoor Sales or Service, in one or more buildings totaling 25,000+ sq. ft., except for uses otherwise listed in matrix					C			C	C	C					
	Indoor Sales or Service, in one or more buildings totaling <25,000 sq. ft., except for uses otherwise listed in matrix					P	P	P	C							
	Liquor Store, Tobacco Sales Store, Vape Shop, CBD Store, and Similar					C	C	C								
	Lumber Yard and/or Garden Center					C			C	C	C					
	Motel					C	C									
	Office					P	P	P	P	P	P					
	Parking Facility, with no principal building present on same property				C	C	C	C	C	C	C	C				
	Personal or Professional Services				C	P	P	P	C	P	P					
	Sales or Service from Vehicle or Other Mobile Unit (not permitted in Village or ETZ area as non-temporary use)															
	Sexually-Oriented Land Use											C				
	<b>LAND USE</b>		<b>R-1-A</b>	<b>R-1-B</b>	<b>R-2</b>	<b>R-M</b>	<b>B-H</b>	<b>B-C</b>	<b>B-N</b>	<b>B-T</b>	<b>M-L</b>	<b>M-G</b>	<b>A-G</b>	<b>A-T*</b>	<b>A-H*</b>	<b>A-P*</b>
INDUSTRIAL, STORAGE, & DISTRIBUTION	Cleaning, Bleaching, Pressing, or Dyeing Establishment					C				C	C					
	Electric or Steam Generating Facility, including Community Scale Solar or Wind Energy Generating Field										C	C				
	Freight Terminal or Transshipment Depot										C					
	Industrial - Light									P	P					
	Industrial - Heavy										C					
	Junkyard (not permitted in Village or extraterritorial zoning area)															
	Machine Shop								C	P	P					
	Microbeverage Production Facility					C	C			P	P					
	Nonmetallic Mineral Extraction												C	C	C	C
	Personal Storage Facility (mini-warehouses)								C	P	P					
	Warehousing, Wholesaling, and/or Distribution									P	P					
	Waste Management Facility										C	C				
	<b>LAND USE</b>		<b>R-1-A</b>	<b>R-1-B</b>	<b>R-2</b>	<b>R-M</b>	<b>B-H</b>	<b>B-C</b>	<b>B-N</b>	<b>B-T</b>	<b>M-L</b>	<b>M-G</b>	<b>A-G</b>	<b>A-T*</b>	<b>A-H*</b>	<b>A-P*</b>
CIVIC AND PUBLIC	Airport, Airstrip, or Landing Field										C	C				
	Cemetery	C										C		C	C	
	Communications Tower	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
	Historic Structure Modification	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
	Indoor Institutional - Small-scale	C	C	C	P	P	P	P		C	C	C				
	Indoor Institutional - Large-scale					C	C	C		C	C	C				
	Outdoor Public Recreation	P	P	P	P	P	P	P		P	P	P	C	P	C	
	Public Service or Utility	C	C	C	C	P	P	P	P	P	P	C	C	C	C	
<b>LAND USE</b>		<b>R-1-A</b>	<b>R-1-B</b>	<b>R-2</b>	<b>R-M</b>	<b>B-H</b>	<b>B-C</b>	<b>B-N</b>	<b>B-T</b>	<b>M-L</b>	<b>M-G</b>	<b>A-G</b>	<b>A-T*</b>	<b>A-H*</b>	<b>A-P*</b>	
	Accessory Dwelling Unit	C	C	C	C											
	Bed and Breakfast	C	C	C	C	C	C	C				C	C	C	C	
	Caretaker's Residence					C	C	C	C	C	C	C				
	Company Provided On-Site Child Care or Recreational Facilities					P	P	P	P	P	P					
	Crematory					C	C				P	P	C			

