



City of New Berlin HOUSING AFFORDABILITY REPORT 2025



City of New Berlin – 3805 S. Casper Drive, New Berlin, WI 53151



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City of New Berlin

HOUSING AFFORDABILITY REPORT – 2025

I. Introduction and Overview

In January 2018, the State of Wisconsin Legislature enacted 2017 Wisconsin Act 243, which requires cities and villages with populations of 10,000 or more to prepare and post a “Housing Affordability Report” by January 1, 2020 and prepare annual updates.

The Housing Affordability Report is intended to be reflective of the City's ability to meet “existing and forecasted housing demand” and “provide a range of housing choices for people of all income levels, age groups, and needs”. The following elements of the report are required by the statute:

- (a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
- (b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the City in the prior year.
- (c) A list and map of undeveloped parcels in the City that are zoned for residential development.
- (d) A list of all undeveloped parcels in the City that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
- (e) An analysis of the City's residential development regulations, such as land use controls, site improvement requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the City can modify its

construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:

- i. Meet existing and forecasted housing demand.
- ii. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

This annual report complies with the New Housing Fee Report requirements outlined in Section 66.10014 of Wisconsin Statutes, and is intended to document implementation of the housing element of the Comprehensive Plan. The City of New Berlin is currently in the process of updating the 2030 Comprehensive Plan.

II. Process and Data Sources

This report was prepared by City staff for the 2025 calendar year (January 1 – December 31) using the City of New Berlin Fee Schedule, and permit records. This report has been posted on the City's website (www.newberlin.org) and has been shared with the City of New Berlin Plan Commission and Common Council. For record keeping purposes, projects are reported in the year in which they were permitted/approved. Projects approved in prior calendar years but completed and occupied in 2025 are not included in this report.

III. Existing Conditions

Inventory of Existing Housing Stock

Most of the available housing within the City is comprised of single-family homes (69.2%). Multi-family/duplex and apartment buildings consist of 17.8% of the City of New Berlin housing stock. Please see the table below for a complete inventory of dwelling units.

Dwelling Unit Inventory by Type				
Dwelling Unit Type	2009		2025	
	Units	Percent	Units	Percent
Single Family Home	11,529	72.9%	12,012	69.2%
Multi-Family / Duplex (2-6 units)	206	1.3%	267	1.5%
Apartments (8+ units)	2,253	14.2%	3,093	17.8%
Mixed Residential / Commercial	48	0.3%	33	0.2%
Condominium	1,785	11.3%	1,970	11.3%
TOTAL	15,821	100%	17,728	100%

Source: City of New Berlin Assessor's Office, January 2025

Housing Affordability

As a general rule of thumb, households that spend 30% or less of their monthly income on housing costs are deemed to have attained affordable housing. Estimates for New Berlin's median household income have risen to \$97,414 per the U.S. Census Bureau's American Community Survey 5-Year Estimate (2023 value).

Owner Occupied Units

According to data from the U.S Census Bureau, 76% of housing units in the City are owner occupied (2019-2023 value).

Rental Units

The majority of rental units (46%) cost between \$1,000 and \$1,499 a month with the median gross rent in New Berlin being \$1,409 (2019-2023 value).

Subsidized and Special Needs Housing

In addition to traditional market rate single family, multi-family apartment, duplex and condominium housing, several forms of elderly housing including senior rental developments, nursing homes, and community based residential facilities (CBRF) are located within the City of New Berlin. Senior housing continues to be a growing need as projections by the UW Madison Applied Population Laboratory indicate that the population of age 65 and over in Waukesha County will increase from 14 percent of the population in 2010 to 26 percent of the population in 2035.

Housing Availability

The U.S. Department of Housing and Urban Development (HUD) states that an area needs a minimum overall vacancy rate of 3 percent to ensure adequate housing choices, which should include a minimum 1.5 percent vacancy rate for owner-occupied housing units and a minimum 5 percent vacancy rate for rental units to ensure adequate housing choices. Vacant units can fall into several categories including for rent; for sale only; for seasonal, recreational, or occasional use; for migrant workers; and other vacant units.

According to the U.S. Census Bureau's 2020 Decennial Census, New Berlin had 576 vacant units, which is approximately 3.27%. These vacancy rates are slightly lower than the 5 percent vacancy rate as identified by HUD as to provide for a healthy local housing market and adequate consumer choice.

IV. Existing and Forecasted Demand

Development Activity

During 2025, the City approved 16 certified survey maps. Building permits for 33 single-family homes were approved throughout the year. A complete fee schedule can be found in the 2025 New Housing Fee Report.

	Number of Permits/Projects	Total Fees Collected	Fee Per Project
New Single Family Homes*	33	\$156,969.31	\$4,756.65
New Duplex Units	0	\$0	\$0
Residential Alterations	193	\$112,863.20	\$584.78
Residential Additions	32	\$34,159	\$1,067.47
Impact Fees	33	\$15,510	\$470
Parkland Dedication	N/A – Unless 235-34 is utilized.		
Public Site and Open Space Fee	9	\$43,576.56	\$4,841.84
Final Plats	1	\$2,150	\$2,150
Certified Survey Maps	16	\$3,900	\$243.75
Erosion Control Fees	33	\$6,765	\$205.00
Storm Water Management Fee	N/A		
Water or Sewer Hook-up Fees	No hook-up fee. 5 new residential meters were installed in 2025.		

* NOTE: Number of permits/projects indicates the number of applications received by the City between January 1 and December 31, 2025. Permits applied for at the end of the year may not have been issued by December 31st.

Development Potential

The City of New Berlin Community Development Department used Geographic Information System (GIS) to analyze undeveloped parcels within the City that could potentially be suitable for residential development. These parcels include vacant properties that are currently zoned residential as well as properties zoned agricultural.

A list of those parcels, including their zoning classification, is attached to this report as an appendix. A map of the parcels is also attached. The list consists of vacant parcels with various zoning classifications along with agricultural parcels, but excludes undeveloped parcels zoned commercial or industrial that are not suitable for residential development. Suitability for

residential development was determined based upon the City's future land use designation. Please note that not all of these properties have access to public utilities. Parties interested in parcels without utilities, will need to work with Waukesha County to provide appropriate well and sanitary facilities.

Undeveloped Properties Zoned for Residential Development

Table 1 (Appendix A) lists parcels in the City that are vacant but currently zoned for residential development. There are currently 290 vacant parcels zoned residential.

Undeveloped Properties Suitable for Residential Development

Table 2 (Appendix B) lists all undeveloped parcels in the City that are suitable for, but not zoned for, residential development, including vacant sites and sites with potential for development.

Vacant Properties within Current Sewer Service Area

Table 3 (Appendix C) lists all vacant non-residential parcels that are within the current sewer service area.

Forecasted Demand

Forecasted demand by the Wisconsin Department of Administration has projected an 4.55% decrease in population totaling approximately 38,221 residents by the year 2030 (1/1/2025 DOA pop est. 40,044).

Please note that the Wisconsin Department of Administration data above is only a projection. Based on previous population projections and available land and growth trends in New Berlin, the City does not foresee actual growth meeting the Wisconsin Department of Administration projection. Considerably slower growth is expected.

V. Analysis of Residential Development Regulations

Zoning Regulations

The City's Zoning Code allows for the development of a variety of housing types at various densities. The table below lists each of the City's zoning districts along with the permitted density and potential number of new units.

Potential for New Residential Development Based on Vacant Acreage			
Zoning	Vacant Acreage	Zoning Density Factor	Zoning Density Factor
A-1	361.02	1 unit per 5 acres	126
A-2	403.46	1 unit per 5 acres	81
R-1 / R-2	756.12	1 unit per 5 acres	151
R-3	131.94	2 units per acre	66
R-4	80.66	2.2 units per acre	37
R-4.5	43.75	2.9 units per acre	15
R-5	60.69	4.3 units per acre	14
R-6	42.19	1.7 units per acre	25
R-7	0	1.7 units per acre	0
Rd-1	0.88	4.8 units per acre	0
Rm-1	35.62	7 units per acre	5
		Total	520

Source: City of New Berlin, 2026

The City's residential zoning districts are broken up by single-family districts (R-1/R-2, R-2, R-4, R-4.5, R-5, R-6, and R-7), two-family residential district (Rd-1) and multiple-family residential district (Rm-1). Site development standards for each district (lot area, width, depth, setbacks, etc.) can be found in Appendix E of this report.

The City also utilizes Planned Unit Developments (PUD) to allow for additional development with flexibility and regulations specific to a site.

Residential Development in New Berlin

The City of New Berlin is rather unique in that it offers both city and rural properties. The eastern portion of the City traditionally offers City sewer and water whereas the western portion of the City is rural and developments require POWTS (private on-site waste treatment systems) and wells. Most residential development in the western area of the City, is done as conservation style subdivisions. Appendix D and E outline the site development standards and requirements for water and sanitary facilities.

In regards to development, the City has a Development Handbook that sets forth the City of New Berlin's Infrastructure Standards. The handbook covers pre-construction requirements, road systems, water systems, sanitary systems, etc. These requirements are needed to promote public health and welfare, to ensure orderly and beneficial growth, and to ensure adequate and safe provision of water, sewage treatment, streets, parks, and environmental protection.

VI. Affordability Analysis and Recommendations for Reducing Time and Cost of Developing Housing

Zoning Regulations and Overlay Districts

Single Family

The City's unit density is based on the Zoning District. We have Zoning Code Section 275-33B(6) R-5, Medium-Density Single-Family Residential District, which allowed for homes to be built on lots 10,000 sq. ft. or greater prior to 2004. Many homes in the City were built using the requirements of that Zoning District. Zoning Code Section 275-33B(5) R-4.5, Medium Density Single-Family Residential District does allow for 15,000 sq. ft. lots.

Multi-Family and Elderly Housing

Zoning Code Section 275-33B(8) allows a net density not to exceed seven dwelling units per Rm-1 zoned acres. However, under Zoning Code Section 275-41B(1)(a), the density of elderly housing development may be 14 units per acre. The City also has a provision in the Zoning Code Section 275-39 for Overlay Districts (SPO and PUD).

Overlay Districts (Special Plan Overlay and Planned Unit Development)

Under Zoning Code Section 275-39 Overlay Districts (Special Plan Overlay and Planned Unit Development), the city allows Planned Unit Developments (PUD)/ Traditional Neighborhood Developments (TND) requests. Individual requests would be reviewed by the Plan Commission or Community Development Authority and the Common Council on a case-by-case basis. As the City initiates the Comprehensive Plan updates, these types of flexible zoning tools (ie. PUDs) will still be offered as a way to provide for higher densities and mixes of housing types. We will also be updating our Housing Chapter of the Comprehensive Plan.

Conferences and Ongoing Training

Each year, staff typically attends conferences related to planning, housing, and development. We always attempt to identify tracks that contain housing topics to encourage ongoing training and education. During 2025, staff attended various virtual trainings, presentations, and conferences. In the coming years, we will again look to attend training and conferences that incorporate affordable housing topics.

Housing Trust Fund Board

The City has established a Housing Trust Fund Board and the board has coordinated with Wisconsin Housing and Economic Development Authority

(WHEDA), Waukesha County and First Bank Financial Centre to learn more about their programs and ways to partner. Any new employees hired, that work in areas that might deal with housing issues, are required to review the Fair Housing Materials provided at the Housing Training.

Staff continues to hand out housing information at several locations including: City Hall, the Library, and various events. The information is on the City's website and is provided during Mayoral Work Place Visits. The City also participates in the annual Discover New Berlin, a community fair hosted by the New Berlin Chamber of Commerce. In 2017, the City launched its First-Time Home Buyer Grant Program, awarding its first down payment assistance grant and hosting a First-Time Home Buyers Seminar to promote the program. The program saw continued success with grants awarded in 2018 and 2019. While no applications were received in 2020 or 2021, the City awarded two grants in 2022, one in 2023, and two in 2024. No grants were awarded in 2025. The City will continue promoting the program in 2026.

Fair Housing and Reporting

Staff has participated in a range of regional housing initiatives and planning efforts, including the Five-Year Consolidated Plan (2015–2019), the 2015 Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice prepared for submission to HUD. In August 2014, DCD staff participated in interviews for the Waukesha County Housing and Community Development Study, and in September 2017 attended the Waukesha County Fair Housing Seminar presented by the Metropolitan Milwaukee Fair Housing Council. In 2019, staff provided workforce and entry-level housing data to the Waukesha County Executive's Office in support of countywide housing initiatives. Staff continued professional development and regional engagement through 2021 with participation in APA and CNU virtual conferences, housing-focused training sessions, and completion of an updated Analysis of Impediments for Waukesha County. From 2023 through 2025, staff maintained ongoing involvement in housing-related education and regional discussions, including participation in APA conferences, Innovative Cities Lectures hosted by the University of Wisconsin–Milwaukee, and the Wisconsin APA Conference.

Review Process and Fees

Building Permits

The City currently has a 10-day review period for building permits for single-family residential homes. The fees associated with building permits can be

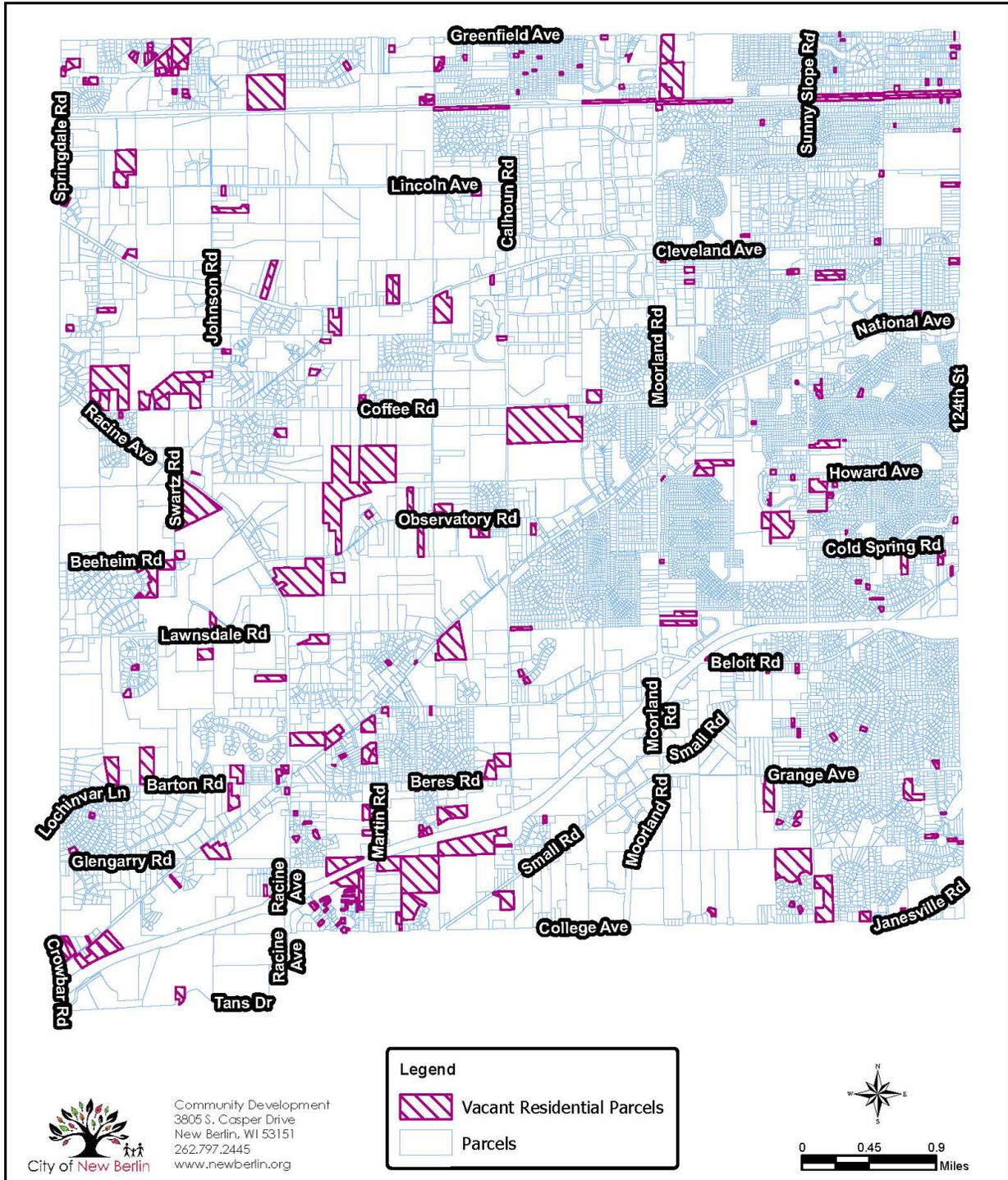
found in the New Housing Fee Report on our website www.newberlin.org. Building permit applications are also available online and at City Hall in the Department of Community Development. Additional information, links, and resources can also be found in Appendix D of the New Housing Fee Report.

Subdivision Plats

The City also has a detailed step-by-step process outlined in the Zoning Code/Subdivision Development Code for subdivision design. We offer pre-application meetings to help applicants formulate a predictable regulatory process.

Appendix A

Vacant Residential Parcels



Vacant Parcels Currently Zoned for Residential Development

TAXKEY	ADDRESS	ACRES	ZONING
1166999002	W Greenfield Ave	1.09	R-1/R-2 Rural Estate Single Family
1169049	18910 W Norwood Dr	1.00	R-1/R-2 Rural Estate Single Family
1170986	W Norwood Dr	37.18	R-1/R-2 Rural Estate Single Family
1173971	W Greenfield Ave	0.90	R-1/R-2 Rural Estate Single Family
1173986	20950 W Greenfield Ave	0.72	R-1/R-2 Rural Estate Single Family
1173986001	20890 W Greenfield Ave	1.25	R-1/R-2 Rural Estate Single Family
1173987001	20840 W Greenfield Ave	5.02	R-1/R-2 Rural Estate Single Family
1173988	20810 W Greenfield Ave	2.44	R-1/R-2 Rural Estate Single Family
1173991	W Greenfield Ave	11.85	R-1/R-2 Rural Estate Single Family
1173992	W Greenfield Ave	2.01	R-1/R-2 Rural Estate Single Family
1173993	W Greenfield Ave	1.18	R-1/R-2 Rural Estate Single Family
1174973	W Greenfield Ave	2.27	R-1/R-2 Rural Estate Single Family
1174991	21980 W Greenfield Ave	0.99	R-1/R-2 Rural Estate Single Family
1174992	1580 S Springdale Rd	3.86	R-1/R-2 Rural Estate Single Family
1175988	21330 W Lincoln Ave	0.23	R-1/R-2 Rural Estate Single Family
1175989001	W Lincoln Ave	6.34	R-1/R-2 Rural Estate Single Family
1175990	W Lincoln Ave	12.66	R-1/R-2 Rural Estate Single Family
1178009	21950 W Broadale Dr	1.54	R-1/R-2 Rural Estate Single Family
1178979	W Cleveland Ave	1.97	R-1/R-2 Rural Estate Single Family
1179982005	S Amor Dr	2.19	R-1/R-2 Rural Estate Single Family
1182988009	S Johnson Rd	5.55	R-1/R-2 Rural Estate Single Family
1182992	W Lincoln Ave	1.00	R-1/R-2 Rural Estate Single Family
1183999006	W Cleveland Ave	6.42	R-1/R-2 Rural Estate Single Family
1184989002	W Cleveland Ave	7.66	R-1/R-2 Rural Estate Single Family
1185995001	W Lincoln Ave	2.71	R-1/R-2 Rural Estate Single Family
1187998001	W Lincoln Ave	5.01	R-1/R-2 Rural Estate Single Family
1187998002	W Cleveland Ave	5.00	R-1/R-2 Rural Estate Single Family
1188989	17955 W Cleveland Ave	13.97	R-1/R-2 Rural Estate Single Family
1213998001	3135 S Calhoun Rd	0.94	R-1/R-2 Rural Estate Single Family
1214998004	W Coffee Rd	1.08	R-1/R-2 Rural Estate Single Family
1217014	3315 S Catamount Dr	1.51	R-1/R-2 Rural Estate Single Family
1217999003	S Wehr Rd	0.98	R-1/R-2 Rural Estate Single Family
1218998008	S Johnson Rd	1.02	R-1/R-2 Rural Estate Single Family
1221992002	W Coffee Rd	10.23	R-1/R-2 Rural Estate Single Family
1221997003	W Coffee Rd	4.96	R-1/R-2 Rural Estate Single Family

1221997004	S Johnson Rd	21.11	R-1/R-2 Rural Estate Single Family
1221997006	W Coffee Rd	4.85	R-1/R-2 Rural Estate Single Family
1222995001	W Coffee Rd	5.04	R-1/R-2 Rural Estate Single Family
1222995002	W Coffee Rd	5.23	R-1/R-2 Rural Estate Single Family
1222995004	21280 W Coffee Rd	33.05	R-1/R-2 Rural Estate Single Family
1224992003	S Racine Ave	0.18	R-1/R-2 Rural Estate Single Family
1225995	4260 S Swartz Rd	2.00	R-1/R-2 Rural Estate Single Family
1225999	S Racine Ave	29.42	R-1/R-2 Rural Estate Single Family
1225999001	4150 S Swartz Rd	8.41	R-1/R-2 Rural Estate Single Family
1227037	4470 S Hillview Dr	0.68	R-1/R-2 Rural Estate Single Family
1227067	21635 W Beeheim Rd	1.01	R-1/R-2 Rural Estate Single Family
1228993	21051 W Beeheim Rd	16.96	R-1/R-2 Rural Estate Single Family
1228997001	20425 W Kohler Ct	2.59	R-1/R-2 Rural Estate Single Family
1229998003	W Observatory Rd	96.00	R-1/R-2 Rural Estate Single Family
1231999005	S Racine Ave	40.20	R-1/R-2 Rural Estate Single Family
1232994	S Woodsvievw Ct	3.48	R-1/R-2 Rural Estate Single Family
1233993010	S Woelfel Rd	5.04	R-1/R-2 Rural Estate Single Family
1233993012	17445 W Observatory Rd	5.04	R-1/R-2 Rural Estate Single Family
1233993013	W Observatory Rd	4.99	R-1/R-2 Rural Estate Single Family
1234986	W Observatory Rd	1.01	R-1/R-2 Rural Estate Single Family
1234994	W Observatory Rd	5.97	R-1/R-2 Rural Estate Single Family
1234999007	W Observatory Rd	5.02	R-1/R-2 Rural Estate Single Family
1258002	W Autumn Trce	0.75	R-1/R-2 Rural Estate Single Family
1258019	W Autumn Trce	0.81	R-1/R-2 Rural Estate Single Family
1261997	17955 W National Ave	22.09	R-1/R-2 Rural Estate Single Family
1263979002	S Martin Rd	2.48	R-1/R-2 Rural Estate Single Family
1263979003	S Martin Rd	5.07	R-1/R-2 Rural Estate Single Family
1263979005	S Martin Rd	5.30	R-1/R-2 Rural Estate Single Family
1264988008	5401 S Calhoun Rd	5.58	R-1/R-2 Rural Estate Single Family
1264988010	S Calhoun Rd	5.16	R-1/R-2 Rural Estate Single Family
1265055	4735 S Providence Dr	5.56	R-1/R-2 Rural Estate Single Family
1266993008	S Racine Ave	4.95	R-1/R-2 Rural Estate Single Family
1267989	W National Ave	1.28	R-1/R-2 Rural Estate Single Family
1267991	5425 S Racine Ave	0.73	R-1/R-2 Rural Estate Single Family
1267992	5435 S Racine Ave	0.44	R-1/R-2 Rural Estate Single Family
1267995002	W Barton Rd	5.46	R-1/R-2 Rural Estate Single Family
1268960002	5270 S Racine Ave	12.84	R-1/R-2 Rural Estate Single Family

1268995	W National Ave	6.82	R-1/R-2 Rural Estate Single Family
1269999009	W Lawnsdale Rd	4.40	R-1/R-2 Rural Estate Single Family
1270003	5018 S East Kohler Cir	1.20	R-1/R-2 Rural Estate Single Family
1270021	4872 S West Kohler Cir	0.76	R-1/R-2 Rural Estate Single Family
1271999004	W Barton Rd	9.44	R-1/R-2 Rural Estate Single Family
1272994	W Barton Rd	14.66	R-1/R-2 Rural Estate Single Family
1274079	W Edinborough Dr	0.65	R-1/R-2 Rural Estate Single Family
1274152001	21845 W Lochleven Ln	0.95	R-1/R-2 Rural Estate Single Family
1276999003	W National Ave	0.64	R-1/R-2 Rural Estate Single Family
1278980005	20215 W Barton Rd	4.92	R-1/R-2 Rural Estate Single Family
1278981	W National Ave	9.76	R-1/R-2 Rural Estate Single Family
1279986	5987 S Racine Ave	0.04	R-1/R-2 Rural Estate Single Family
1280999	W Glenwood Ln	17.49	R-1/R-2 Rural Estate Single Family
1281996009	S Calhoun Rd	32.97	R-1/R-2 Rural Estate Single Family
1281996014	W Hilltop Dr	5.61	R-1/R-2 Rural Estate Single Family
1281996015	W Hilltop Dr	4.96	R-1/R-2 Rural Estate Single Family
1283964010	6155 S Baas Dr	12.12	R-1/R-2 Rural Estate Single Family
1283998	5950 S Martin Rd	8.76	R-1/R-2 Rural Estate Single Family
1283999	S Martin Rd	40.01	R-1/R-2 Rural Estate Single Family
1284987001	S Small Rd	7.81	R-1/R-2 Rural Estate Single Family
2181998	W Tans Dr	3.61	R-1/R-2 Rural Estate Single Family
2182999003	W National Ave	0.42	R-1/R-2 Rural Estate Single Family
2182999005	W National Ave	3.17	R-1/R-2 Rural Estate Single Family
2182999006	21900 W National Ave	4.39	R-1/R-2 Rural Estate Single Family
2182999016	W National Ave	10.03	R-1/R-2 Rural Estate Single Family
2182999017	W National Ave	10.02	R-1/R-2 Rural Estate Single Family
1173060	1805 S Twin Willows Dr	0.69	R-3 Suburban Single Family Residential
1173061	1775 S Twin Willows Dr	0.69	R-3 Suburban Single Family Residential
1179987002	W Amor Dr	1.05	R-3 Suburban Single Family Residential
1188995	17351 W Cleveland Ave	0.78	R-3 Suburban Single Family Residential
1211999001	16605 W Coffee Rd	72.57	R-3 Suburban Single Family Residential
1219997	3630 S Cari Adam Dr	2.71	R-3 Suburban Single Family Residential
1238980001	W Observatory Rd	1.54	R-3 Suburban Single Family Residential

1243983	S Moorland Rd	4.76	R-3 Suburban Single Family Residential
1243984	S Moorland Rd	3.10	R-3 Suburban Single Family Residential
1262028	18515 W Hillcrest Dr	0.50	R-3 Suburban Single Family Residential
1262074	W National Ave	0.07	R-3 Suburban Single Family Residential
1263988	W Beloit Rd	0.97	R-3 Suburban Single Family Residential
1263997	W Beloit Rd	0.39	R-3 Suburban Single Family Residential
1268004	S Overlook Dr	0.27	R-3 Suburban Single Family Residential
1277001002	W Highland Dr	0.36	R-3 Suburban Single Family Residential
1277026	5775 S Vista Ct	0.65	R-3 Suburban Single Family Residential
1277074	S Overlook Dr	0.08	R-3 Suburban Single Family Residential
1277981002	5830 S Timberlane Rd	1.04	R-3 Suburban Single Family Residential
1277988007	W Vista Dr	0.42	R-3 Suburban Single Family Residential
1278997	5545 S Racine Ave	0.66	R-3 Suburban Single Family Residential
1279980	W Julius Heil Dr	1.00	R-3 Suburban Single Family Residential
1280965	6145 S Racine Pl	1.21	R-3 Suburban Single Family Residential
1280978001	S Racine Pl	0.54	R-3 Suburban Single Family Residential
1282027	18185 W Dale Dr	0.50	R-3 Suburban Single Family Residential
1282028	18165 W Dale Dr	0.50	R-3 Suburban Single Family Residential
1282029	W Dale Dr	0.92	R-3 Suburban Single Family Residential
1282033	18180 W Dale Dr	0.52	R-3 Suburban Single Family Residential
1282988	5775 S Martin Rd	2.30	R-3 Suburban Single Family Residential
1282990	5675 S Martin Rd	0.79	R-3 Suburban Single Family Residential
1282992001	S Martin Rd	2.99	R-3 Suburban Single Family Residential

1282996	W Beres Rd	0.97	R-3 Suburban Single Family Residential
1283981002	18444 W College Ave	2.29	R-3 Suburban Single Family Residential
1286017	16820 W Shadow Dr	0.69	R-3 Suburban Single Family Residential
1291996001	W College Ave	1.25	R-3 Suburban Single Family Residential
1295988	13838 W College Ave	18.20	R-3 Suburban Single Family Residential
1295992	W College Ave	2.99	R-3 Suburban Single Family Residential
1296990	13040 W Janesville Rd	0.97	R-3 Suburban Single Family Residential
1155999002	S Elm Grove Rd	8.27	R-4 Low-Density Single Family Residential
1159999	S Moorland Rd	1.00	R-4 Low-Density Single Family Residential
1160193	14460 W Park Ave	0.45	R-4 Low-Density Single Family Residential
1160998005	S Moorland Rd	6.18	R-4 Low-Density Single Family Residential
1161022	1801 S Canary Ln	0.50	R-4 Low-Density Single Family Residential
1161954	S Moorland Rd	5.88	R-4 Low-Density Single Family Residential
1165960005	17914 W West View Ln	0.38	R-4 Low-Density Single Family Residential
1165960006	17900 W West View Ln	2.46	R-4 Low-Density Single Family Residential
1166985	18105 W Roosevelt Ave	1.23	R-4 Low-Density Single Family Residential
1166986	18050 W Roosevelt Ave	1.01	R-4 Low-Density Single Family Residential
1166987	18055 W Roosevelt Ave	0.99	R-4 Low-Density Single Family Residential
1173011	1421 S Villa Ter	0.58	R-4 Low-Density Single Family Residential
1173012	W Sunny Crest Dr	0.52	R-4 Low-Density Single Family Residential
1173035	S Lilly Ln	0.53	R-4 Low-Density Single Family Residential
1173994	W Greenfield Ave	0.83	R-4 Low-Density Single Family Residential
1174039	1515 S Sunny Crest Dr	0.73	R-4 Low-Density Single Family Residential

1174040	21131 W Sunny Crest Dr	0.94	R-4 Low-Density Single Family Residential
1174043	21031 W Sunny Crest Dr	1.10	R-4 Low-Density Single Family Residential
1174044	21021 W Sunny Crest Dr	0.83	R-4 Low-Density Single Family Residential
1174045	21001 W Sunny Crest Dr	0.69	R-4 Low-Density Single Family Residential
1193092	S Brookland Rd	0.60	R-4 Low-Density Single Family Residential
1197994	2369 S 124th St	2.14	R-4 Low-Density Single Family Residential
1198962	13202 W Cleveland Ave	0.89	R-4 Low-Density Single Family Residential
1198999	S 133rd St	0.56	R-4 Low-Density Single Family Residential
1209997002	W Coffee Rd	4.88	R-4 Low-Density Single Family Residential
1223001	3521 S Racine Ave	0.73	R-4 Low-Density Single Family Residential
1223023	W Woodland Dr	0.44	R-4 Low-Density Single Family Residential
1223998	S Racine Ave	0.52	R-4 Low-Density Single Family Residential
1233056	17530 W Observatory Rd	0.49	R-4 Low-Density Single Family Residential
1233059	17301 W Observatory Rd	0.53	R-4 Low-Density Single Family Residential
1239999002	4690 S Calhoun Rd	1.73	R-4 Low-Density Single Family Residential
1247104	13245 W Armour Ave	0.46	R-4 Low-Density Single Family Residential
1247160	4485 S Mary Ln	0.46	R-4 Low-Density Single Family Residential
1247177	13360 W Van Norman Ave	0.46	R-4 Low-Density Single Family Residential
1247994001	S Sommerset Dr	0.48	R-4 Low-Density Single Family Residential
1247999003	W Van Norman Ave	0.54	R-4 Low-Density Single Family Residential
1248983005	W Cold Spring Rd	4.12	R-4 Low-Density Single Family Residential
1248991001	W Beloit Rd	0.50	R-4 Low-Density Single Family Residential
1248995	12622 W Bobwood Rd	2.37	R-4 Low-Density Single Family Residential

1251063	5255 S Menard Dr	0.65	R-4 Low-Density Single Family Residential
1251150	5260 S Skyline Dr	0.80	R-4 Low-Density Single Family Residential
1252995	12620 W Grange Ave	1.04	R-4 Low-Density Single Family Residential
1253979	W Beloit Rd	0.87	R-4 Low-Density Single Family Residential
1253986002	W Beloit Rd	0.72	R-4 Low-Density Single Family Residential
1254987003	S Small Rd	2.78	R-4 Low-Density Single Family Residential
1256004	W Elmwood Dr	0.69	R-4 Low-Density Single Family Residential
1256018	W Elmwood Dr	0.69	R-4 Low-Density Single Family Residential
1280966	S Miller Ln	4.13	R-4 Low-Density Single Family Residential
1280967	S Miller Ln	1.03	R-4 Low-Density Single Family Residential
1293003	5843 S Frances Ave	1.04	R-4 Low-Density Single Family Residential
1293011	S Hope St	0.71	R-4 Low-Density Single Family Residential
1293014	S Hope St	0.39	R-4 Low-Density Single Family Residential
1293974001	S Greentree Ct	6.89	R-4 Low-Density Single Family Residential
1293985001	5732 S Frances Ave	0.21	R-4 Low-Density Single Family Residential
1203996003	S Sunny Slope Rd	5.23	R-4.5 Medium-Density Single Family Residential
1207976003	W Howard Ave	6.50	R-4.5 Medium-Density Single Family Residential
1207976004	3870 S Fremont Ln	3.91	R-4.5 Medium-Density Single Family Residential
1208988003	W Howard Ave	0.65	R-4.5 Medium-Density Single Family Residential
1241080	14135 W Howard Ave	0.43	R-4.5 Medium-Density Single Family Residential
1241988	4101 S Cambridge Dr	15.08	R-4.5 Medium-Density Single Family Residential
1241990001	W Farrell Dr	4.17	R-4.5 Medium-Density Single Family Residential
1246185	S Upland Ridge Pkwy	0.44	R-4.5 Medium-Density Single Family Residential

1246186	S Upland Ridge Pkwy	0.46	R-4.5 Medium-Density Single Family Residential
1246995	3950 S Sunny Slope Rd	6.22	R-4.5 Medium-Density Single Family Residential
1246996009	3970 S Kolupar Ln	0.65	R-4.5 Medium-Density Single Family Residential
1153058	1517 S 124th St	0.36	R-5 Medium-Density Single Family Residential
1153092	W Meadow Ln	0.23	R-5 Medium-Density Single Family Residential
1153143	12415 W Meadow Ln	0.86	R-5 Medium-Density Single Family Residential
1153226	W Forest Dr	0.44	R-5 Medium-Density Single Family Residential
1153229001	12721 W Forest Dr	0.42	R-5 Medium-Density Single Family Residential
1153979	S 124th St	7.49	R-5 Medium-Density Single Family Residential
1153983	13121 W Forest Dr	0.95	R-5 Medium-Density Single Family Residential
1154057	W Greenfield Ave	0.12	R-5 Medium-Density Single Family Residential
1154076	S Parkview Ave	0.17	R-5 Medium-Density Single Family Residential
1154205	W Prospect Dr	0.17	R-5 Medium-Density Single Family Residential
1154999	S Elm Grove Rd	5.88	R-5 Medium-Density Single Family Residential
1156010	W Honey Ln	0.23	R-5 Medium-Density Single Family Residential
1156015	W Honey Ln	0.23	R-5 Medium-Density Single Family Residential
1156138	W Graham St	0.15	R-5 Medium-Density Single Family Residential
1156169	S 124th St	0.42	R-5 Medium-Density Single Family Residential
1156999001	Railroad	6.24	R-5 Medium-Density Single Family Residential
1162036	1448 S 171st St	0.13	R-5 Medium-Density Single Family Residential
1162222	1545 S 164th St	0.26	R-5 Medium-Density Single Family Residential
1162325	S 169th St	0.24	R-5 Medium-Density Single Family Residential
1162368	1575 S 169th St	0.12	R-5 Medium-Density Single Family Residential

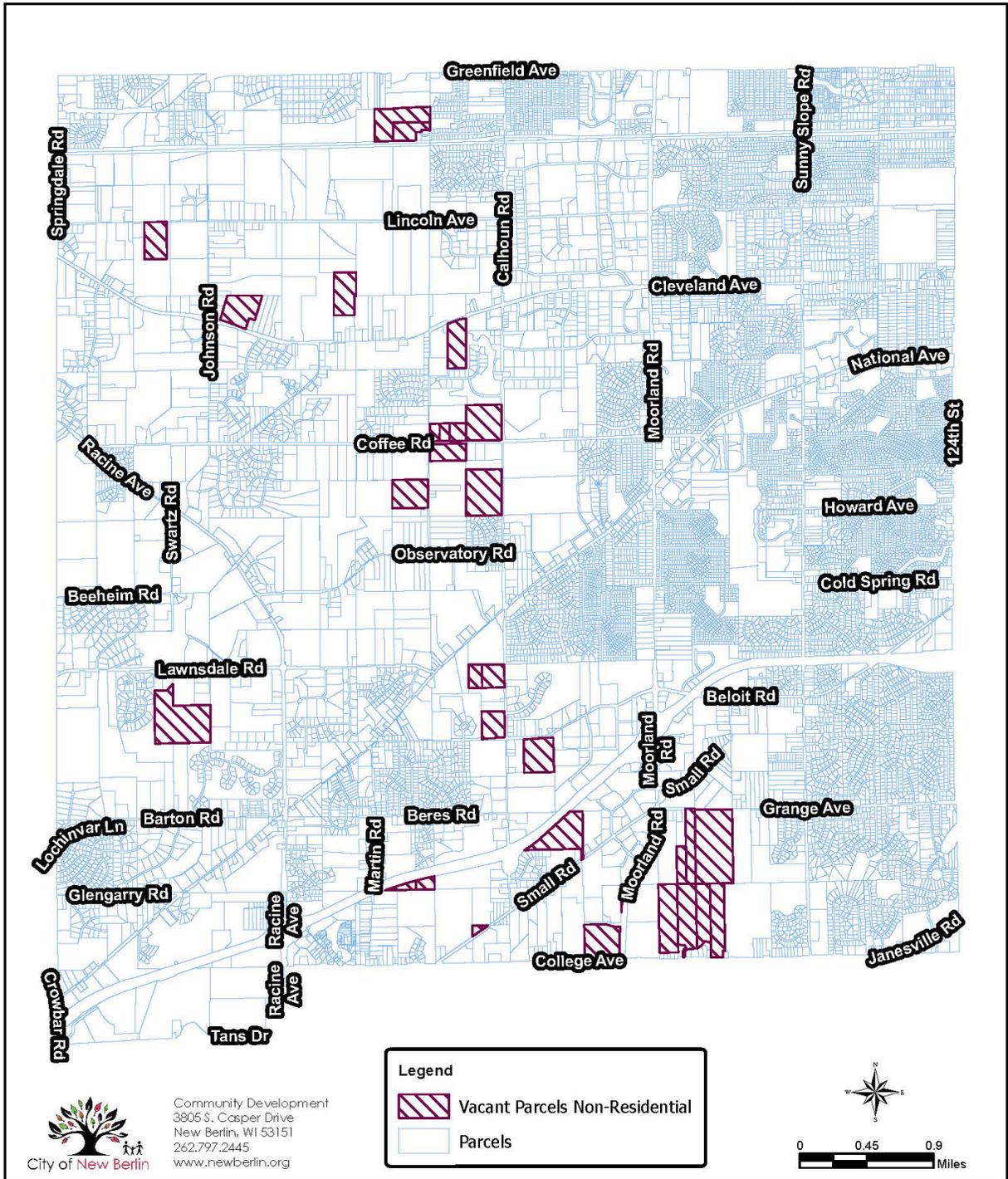
1162458	17100 W Roosevelt Ave	0.13	R-5 Medium-Density Single Family Residential
1162509	S 170th St	0.12	R-5 Medium-Density Single Family Residential
1162655	16628 W Addison Ave	0.24	R-5 Medium-Density Single Family Residential
1162995001	17111 W Fullerton Ave	0.45	R-5 Medium-Density Single Family Residential
1165943001	S Calhoun Rd	6.01	R-5 Medium-Density Single Family Residential
1165960004	17913 W West View Ln	0.68	R-5 Medium-Density Single Family Residential
1165976001	S Ridgeway Rd	0.47	R-5 Medium-Density Single Family Residential
1195947	2791 S 152nd St	1.48	R-5 Medium-Density Single Family Residential
1195950	S 152nd St	0.97	R-5 Medium-Density Single Family Residential
1195972	W Cleveland Ave	1.00	R-5 Medium-Density Single Family Residential
1195973	15501 W Cleveland Ave	1.49	R-5 Medium-Density Single Family Residential
1196997002	S Tammy Ln	0.63	R-5 Medium-Density Single Family Residential
1196997004	S Tammy Ln	0.70	R-5 Medium-Density Single Family Residential
1199978	W Dakota St	3.77	R-5 Medium-Density Single Family Residential
1199979001	13612 W Dakota St	3.85	R-5 Medium-Density Single Family Residential
1200984	S 124th St	0.39	R-5 Medium-Density Single Family Residential
1200986	2769 S 124th St	1.38	R-5 Medium-Density Single Family Residential
1201989002	S 124th St	0.24	R-5 Medium-Density Single Family Residential
1202004	13415 W Kirkwood Dr	0.83	R-5 Medium-Density Single Family Residential
1202968002	S Long Acre Dr	0.94	R-5 Medium-Density Single Family Residential
1202971	W Foxwood Dr	1.04	R-5 Medium-Density Single Family Residential
1202985011	W Foxwood Dr	0.33	R-5 Medium-Density Single Family Residential
1203996002	W North Ln	0.04	R-5 Medium-Density Single Family Residential

1208014	3615 S Cottonwood Rd	0.25	R-5 Medium-Density Single Family Residential
1242014001	S Moorland Rd	0.08	R-5 Medium-Density Single Family Residential
1243997005	S Moorland Rd	0.35	R-5 Medium-Density Single Family Residential
1245988	S 124th St	0.63	R-5 Medium-Density Single Family Residential
1246109	W Stratford Dr	0.12	R-5 Medium-Density Single Family Residential
1280010	6256 S Racine Pl	0.30	R-5 Medium-Density Single Family Residential
1280025	S Racine Pl	0.19	R-5 Medium-Density Single Family Residential
1280026	S Racine Pl	0.38	R-5 Medium-Density Single Family Residential
1280028	S Racine Pl	0.48	R-5 Medium-Density Single Family Residential
1280035	6174 S Racine Pl	0.30	R-5 Medium-Density Single Family Residential
1280041001	18970 W College Ave	0.15	R-5 Medium-Density Single Family Residential
1280059	6175 S Linnie Lac Ct	0.20	R-5 Medium-Density Single Family Residential
1280064	S Linnie Lac Ct	0.65	R-5 Medium-Density Single Family Residential
1280068	S Linnie Lac Dr	0.64	R-5 Medium-Density Single Family Residential
1280071	6075 S Linnie Lac Dr	0.36	R-5 Medium-Density Single Family Residential
1280074	S Linnie Lac Dr	0.30	R-5 Medium-Density Single Family Residential
1280076	6170 S Linnie Lac Ct	0.13	R-5 Medium-Density Single Family Residential
1280077	6160 S Linnie Lac Ct	0.13	R-5 Medium-Density Single Family Residential
1280078	6150 S Linnie Lac Ct	0.13	R-5 Medium-Density Single Family Residential
1280080	S Linnie Lac Ct	0.20	R-5 Medium-Density Single Family Residential
1280087	W Linnie Lac Pl	0.19	R-5 Medium-Density Single Family Residential
1280088	W Linnie Lac Pl	0.10	R-5 Medium-Density Single Family Residential
1280092	6130 S Linnie Lac Dr	0.17	R-5 Medium-Density Single Family Residential

1280094	6120 S Linnie Lac Dr	0.18	R-5 Medium-Density Single Family Residential
1280095	6116 S Linnie Lac Dr	0.14	R-5 Medium-Density Single Family Residential
1280103	6040 S Linnie Lac Dr	0.15	R-5 Medium-Density Single Family Residential
1280985	6292 S Racine Pl	0.64	R-5 Medium-Density Single Family Residential
1280987	S Racine Pl	0.59	R-5 Medium-Density Single Family Residential
1280989	S Racine Pl	0.31	R-5 Medium-Density Single Family Residential
1289041	S Theofila Ct	0.58	R-6 Sec. 35 Low-Density Single Family Residential
1289047	W Norbert Ct	0.63	R-6 Sec. 35 Low-Density Single Family Residential
1289049	W Norbert Ct	0.94	R-6 Sec. 35 Low-Density Single Family Residential
1289997003	W Grange Ave	9.36	R-6 Sec. 35 Low-Density Single Family Residential
1292017	W Old Farm Rd	0.58	R-6 Sec. 35 Low-Density Single Family Residential
1292028	W Old Farm Rd	0.60	R-6 Sec. 35 Low-Density Single Family Residential
1292055	S Sunny Slope Rd	29.51	R-6 Sec. 35 Low-Density Single Family Residential
1161990	S River Rd	0.33	Rd-1 Two-Family Residential
1200909	3055 S 128th St	0.55	Rd-1 Two-Family Residential
1153999002	W Needham Dr	0.04	Rm-1 Multi-Family Residential
1158989005	1640 S Moorland Rd	9.72	Rm-1 Multi-Family Residential
1158989006	S Moorland Rd	19.69	Rm-1 Multi-Family Residential
1158989007	S Moorland Rd	4.40	Rm-1 Multi-Family Residential
1161937	S Moorland Rd	0.71	Rm-1 Multi-Family Residential
1205113	W Tiffany Pl	0.20	Rm-1 Multi-Family Residential
1241998051	S Fohr Dr	0.54	Rm-1 Multi-Family Residential
1254984	W Beloit Rd	0.33	Rm-1 Multi-Family Residential

Appendix B

Vacant Parcels Suitable for Residential Development

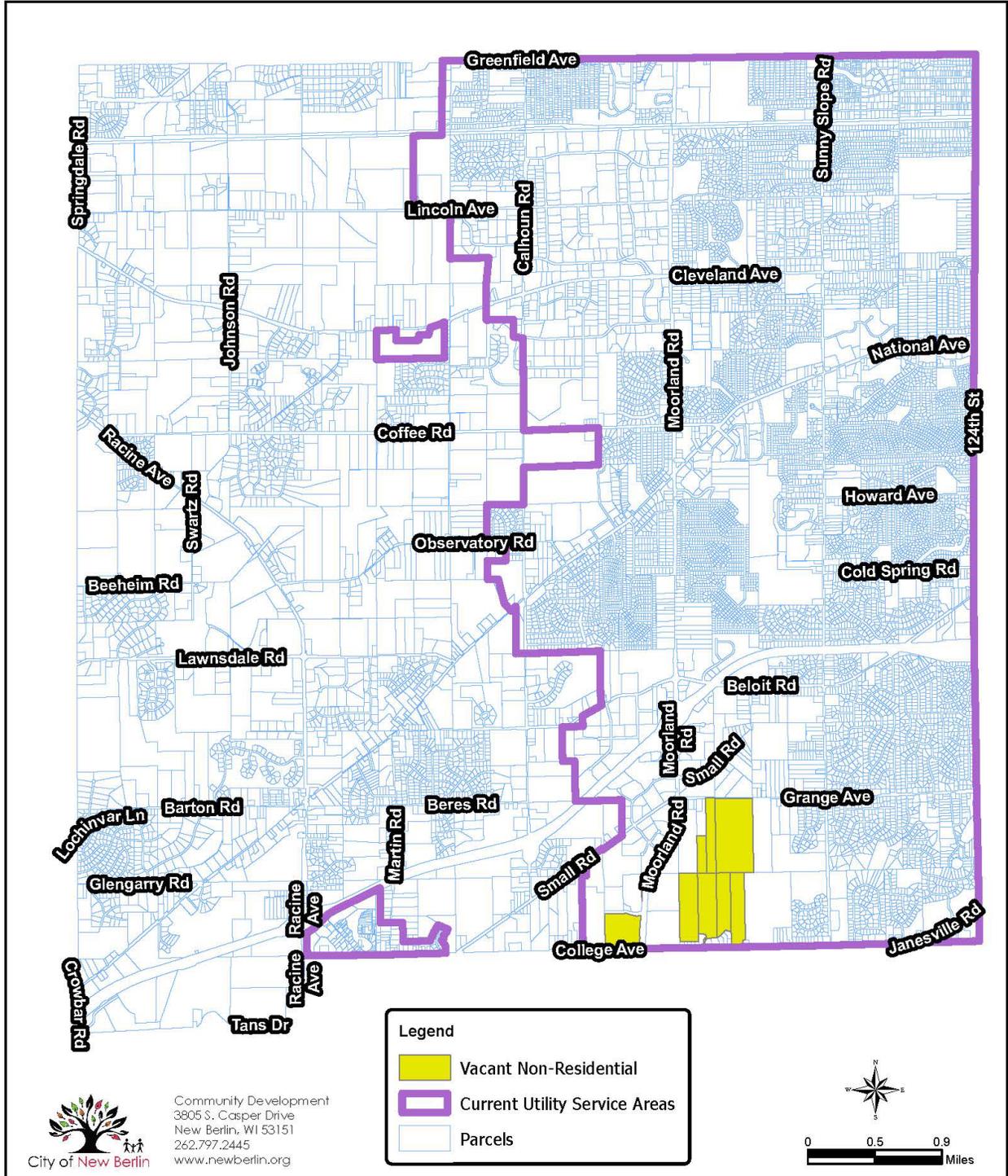


Vacant Parcels Suitable for Residential Development

Tax Key	Property Address	Acres
1213995	Coffee Rd	36.41
1213996001	Coffee Rd	5.05
1213996002	Coffee Rd	5.05
1213996003	Coffee Rd	8.23
1216994	Coffee Rd	17.81
1216995	Calhoun Rd	47.74
1269997	Vacant – No Access	69.27
1288997002	Woods Edge Rd	34.25
1288999001	Vacant – Low Utility	1.11
1290998002	Vacant – No Access	10.11
1291986001	College Ave	34.84
1291994	Vacant – No Access	37.13
1291997	Vacant – No Access	24.49
1291998	College Ave	29.53
1166989	Vacant – No Access	15.57
1166990	Vacant – Drainage	32.97
1177997001	Lincoln Ave	24.26
1181993	Vacant – No Access	26.44
1183999003	Cleveland Ave	27.89
1188991001	Cleveland Ave	25.22
1215995001	Woelfel Rd	29.22
1259998	Vacant - Drainage	29.09
1261998	Vacant – No Access	8.98
1261999	Calhoun Rd	32.56
1282975	Vacant – Low Utility	4.35
1282979	Vacant – No Access	6.00
1284987003	Small Rd	0.45
1284988	Small Rd	2.06
1286999002	Small Rd	37.82
1290998001	Grange Ave	20.34
1290999	Grange Ave	80.22

Appendix C

Vacant Non-Residential Parcels within Current Utility Service Area



Vacant Non-Residential Parcels within Sewer Service Area

Tax Key	Property Address	Acres
1291994	Vacant - No Access	37.13
1291997	Vacant - No Access	24.49
1291998	College Ave	29.53
1291986001	College Ave	34.84
1288997002	W Woods Edge Rd	34.25
1290998001	15301 W Grange Ave	20.34
1290998002	Vacant - No Access	10.11
1290999	Grange Ave	80.22

Appendix D

City of New Berlin – Zoning Code § 275-33B Residential Zoning Districts

- (1)** R-1/R-2 Rural Conservation Single-Family Residential District. The Rural Conservation Single-Family Residential District is intended to conserve significant open space, both upland and lowland, consistent with the preservation goals and policies contained in the Comprehensive Plan, and in a manner that respects the equity of landowners and the ability of developers to subdivide land at a density not to exceed one dwelling unit per five acres as applied pursuant to § 275-33G. Density bonuses may be granted pursuant to § 275-33I. In conformance with the City's Comprehensive Plan and with state enabling legislation, the purposes of this section also include: [Amended 6-11-2019 by Ord. No. 2620]
- (a)** To conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands, by setting them aside from development;
 - (b)** To provide design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, site grading, and the amount of paving required for residential development;
 - (c)** To reduce erosion and sedimentation by the retention of vegetation and the minimization of development on steep slopes;
 - (d)** To promote the infiltration of stormwater on site, thereby helping to recharge groundwater supplies;
 - (e)** To provide for a diversity of lot sizes and building densities to accommodate a variety of age and income groups and residential preferences, so that the community's population diversity may be enhanced;
 - (f)** To implement adopted City policies to conserve a variety of irreplaceable and environmentally sensitive resource areas, including provisions for reasonable incentives to create a conservation system for the benefit of present and future residents;
 - (g)** To minimize impacts on environmental resources (sensitive areas such as wetlands, floodplain, and steep slopes) and disturbance of natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings, and fieldstone walls), as well as to provide opportunities to enhance or restore existing resources that have been diminished or degraded through past land management practices;
 - (h)** To protect areas of the City with productive agricultural soils for continued or future agricultural use, horticultural use, or other conservation use;
 - (i)** To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity;
 - (j)** To provide for the conservation and maintenance of open land within the City to achieve the above-mentioned goals and for active or passive recreational use by residents; and
 - (k)** To conserve scenic views and elements of the City's rural character by limiting views of new development from existing roads.
- (2)** R-2E Conservation Estate Single-Family Residential District. The R-2E Conservation Estate Single-Family Residential District is created with the same purpose as the R-1/R-2 District, except that the density of development shall not exceed one dwelling unit per two acres as applied pursuant to § 275-33G, and the dwellings are served by adequate public sanitary sewer and water facilities. Density bonuses may be granted pursuant to § 275-33I.

<p>(3) R-3 Suburban Single-Family Residential District. The R-3 Suburban Single-Family Residential District is intended to provide for single-family residential development, at densities not to exceed two dwelling units per net acre. This district is further intended to be used for residentially platted lots already existing at the time of the adoption of this chapter and so identified for this density range on the adopted City Comprehensive Plan or component thereof. Suburban residential lots are typically served by private on-site sewage disposal systems and private wells.</p>
<p>(4) R-4 Low-Density Single-Family Residential District. The R-4 Low-Density Single-Family Residential District is intended to provide for existing single-family residential development, at a density not to exceed 2.2 dwelling units per net residential acre, and new large-lot subdivisions served by public sanitary sewer and water facilities.</p>
<p>(5) R-4.5 Medium-Density Single-Family Residential District. The R-4.5 Medium-Density Single-Family Residential District is intended to provide for single-family residential development, at a density not to exceed 2.9 dwelling units per net residential acre, served by public sanitary sewer and water facilities.</p>
<p>(6) R-5 Medium-Density Single-Family Residential District. The R-5 Medium-Density Single-Family Residential District is intended to provide for single-family residential development in existing subdivisions, at densities not to exceed 4.3 dwelling units per net residential acre, served by public sanitary sewer and water facilities. No unplatted lands should be placed in the R-5 District.</p>
<p>(7) R-6 Section 35 Low-Density Single-Family Residential District. The R-6 Low-Density Single-Family Residential District is intended to provide for single-family residential development within Sections 34 and 35 with a minimum lot size of 25,000 square feet served by public sanitary sewer and water facilities. The Plan Commission and Common Council may approve smaller lot sizes, including reduced lot width and depth, where appropriate, in order to protect environmental features such as woodlands and tree lines, provide for additional tree protection and/or avoid steep topography. Under § 275-33D(17), any allowed lots smaller than 25,000 square feet shall adhere to the City's adopted zoning and subdivision codes. [Amended 1-12-2016 by Ord. No. 2558]</p>
<p>(8) R-7 Quarry Park Low-Density Single-Family Residential District. The R-7 Low Density Single-Family Residential District is intended to provide for no more than 27 single-family residential lots which shall collectively be considered a residential community governed through a homeowners association and which is served by a community wide on-site sewage disposal systems and wells to be maintained solely by the homeowners association and/or the homeowners in the subdivision. A developer agreement shall be in place.</p>
<p>(9) Rd-1 Two-Family Residential District. The Rd-1 Two-Family Residential District is intended to provide for two-family residential development, at densities not to exceed 4.8 dwelling units per net residential acre, served by public sanitary sewer and water facilities. [Amended 1-12-2016 by Ord. No. 2558]</p>
<p>(10) Rm-1 Multiple-Family Residential District. The Rm-1 Multiple-Family Residential District is intended to provide for multiple-family residential development served by municipal sewer and water facilities. Net density shall not exceed seven dwelling units per Rm-1 zoned acre. New lands to be placed in the Rm-1 District by rezoning petition shall be located not closer than 120 feet to an existing single-family residential subdivision. Net density calculations shall include the area of land upon which the dwelling units are proposed to be located and including common open space and associated facilities on the tract of land zoned Rm-1, excluding rights-of-way of publicly dedicated streets and private streets. [Added 1-12-2016 by Ord. No. 2558]</p>

Appendix E

City of New Berlin – Zoning Code § 275-33D Site Development Standards for Residential Districts

Table 275-33-2									
District	Minimum Lot Dimensions		Minimum Setbacks (feet)						Maximum Height (feet)
	Lot Area	Lot Width (feet)	Lot Depth (feet)	Front	Side (each side)	Rear	Shore	Wetland	
Conservation Subdivision									
R-1/ R-2	20,000 square feet or 32,670 square feet; see § 275-33D(12)	110 or 130; see § 275-33D(13)	None	40	15	40	75	30	Dwelling: 35 Farm structure: 60
R-2E	20,000 square feet; see § 275-33D(14)	110 or 130; see § 275-33D(15)	None	30	12.5	25	75	30	Dwelling: 35 Farm structure: 60
Conventional Subdivision/Certified Survey Map (CSM)									
R-1/R-2	5 acres	200	None	50	25	50	75	10 or 30; see § 275-33D(9)	Dwelling: 35 Farm structure: 60
R-2E	2 acres	200	None	50	25	50	75	10 or 30; see § 275-33D(9)	Dwelling: 35
R-3	20,000 square feet	110 Corner lot: 130	155	50	15	50	50	10 or 30; see § 275-33D(9)	Dwelling: 35
R-4	20,000 square feet	110 Corner lot: 130	155	50	15	50 or 25; see § 275-33D(1)	50	10 or 30; see § 275-33D(9)	Dwelling: 35
R-4.5	15,000 square feet	100 Corner lot: 120	140	40	15	40	50	10 or 30; see § 275-33D(9)	Dwelling: 35
R-5	10,000 square feet	85 Corner lot: 100	110	30 or 40; see § 275-33D(4)	10	35 or 25; see § 275-33D(4)	50	10 or 30; see § 275-33D(9)	Dwelling: 35
	15,000 square feet; see § 275-33D(2)	100 Corner lot: 120; see § 275-33D(2)							
R-6	25,000 square feet; see § 275-33D(17)	110 Corner Lot: 130	155	30	10	25	75	30	Dwelling: 35
R-7	25,000 square feet; see § 275-33D(17)	110 Corner Lot: 120	155	30	10	25	75	30	Dwelling: 35
Rd-1	18,000 square feet	120 Corner lot: 140	140	40	15	40	50	10 or 30; see § 275-33D(9)	Dwelling: 35
Rm-1	The larger of 20,000 square feet or 6,500 square feet per dwelling unit	120	None	25	15	50	50	10 or 30; see § 275-33D(9)	Dwelling: 35