

Item 1 - Residential Districts: Existing vs. Proposed_18Mar2026

Existing Zoning District	Purpose	Future Land Use	Proposed District	Purpose
		Existing Uses		
Sec. 115-140. - Agricultural	<i>...preserve, in agricultural uses, lands suited to future urban development pending proper timing and economical provision of public utilities and community facilities</i>	Parks & Open Space	Open Space/Reserve (OSR)	<i>The intent of this district is to allow agricultural uses and preserve lands suited to future urban development to ensure compact and orderly development. Change of zoning from OSR to any other zoning district shall be made only when compatible with the Comprehensive Plan.</i>
Sec. 115-141. - Exclusive Agricultural	<i>Preserve agricultural land for food and fiber production; Protect productive farms; Maintain a viable agricultural base to support agricultural processing and service industries;</i>	Parks & Open Space	Open Space/Reserve (OSR)	
Sec. 115-142. - R-1 Single Family Residence	<i>...One family dwelling and two or more family dwellings if in existence on April 10, 1997; ...allow limited commercial uses in structures that were originally constructed and used as commercial structures, or churches, for limited retail stores and personal service businesses (max. of 3000 sf and 1500 sf retail area)</i>	Low Density Residential/Low-intensity mixed use	General Residential (GRD)	<i>The intent of this district is to accommodate existing one unit detached housing, typically front loaded, and allow up to two units per lot based on the established neighborhood character and patterns of development.</i>
Sec. 115-143. - R-2 Residence	<i>...One family dwellings; two-family dwellings containing no more than three bedrooms in each dwelling unit; three or more family dwellings provided that such were in existence on April 10, 1997; allow limited commercial uses in structures that were originally constructed and used as commercial structures, or churches, for limited retail stores and personal service businesses (max. of 3000 sf and 1500 sf retail area)</i>	Low Density Residential/Low-intensity mixed use	General Residential (GRD)	<i>The intent of this district is to accommodate existing one unit detached housing, typically front loaded, and allow up to two units per lot based on the established neighborhood character and patterns of development.</i>
Sec. 115-144. - R-3 Special Residence	<i>One family dwellings; Two-family or three-family dwellings containing no more than three bedrooms in each dwelling unit; (3) Four or more family dwellings provided that such were in existence on April 10, 1997; allow limited commercial uses in structures that were originally constructed and used as commercial structures, or churches, for limited retail stores and personal service businesses (max. of 3000 sf and 1500 sf retail area)</i>	Low Density Residential/low-intensity mixed use	Neighborhood Residential NRD	<i>The intent of this district is to allow a range of residential uses including existing lots as small as 2500 Sq. Ft. as well as a variety of detached, attached and accessory dwelling units. Small commercial uses that are sensitive to the physical scale and character of the neighborhood are allowed up to 3,000 Sq. St.</i>
Sec. 115-145. – R-4 Low Density Multiple Dwelling	<i>One-, two-, three- and four-family dwellings; Multiple dwellings containing more than four dwelling units in existence on (the effective date of the ordinance from which this chapter is derived); allow limited commercial uses in structures that were originally constructed and used as commercial structures, or churches, for limited retail stores and personal service businesses (max. of 3000 sf and 1500 sf retail area)</i>	Medium Density Residential	Neighborhood Residential NRD	<i>The intent of this district is to allow a range of residential uses including existing lots as small as 2500 Sq. Ft. as well as a variety of detached, attached and accessory dwelling units. Small commercial uses that are sensitive to the physical scale and character of the neighborhood are allowed up to 3,000 Sq. St.</i>
Sec. 115-146. – R-5 Multiple Dwelling	<i>Any use permitted in the Low Density Multiple Dwelling (R-4) District</i>	High Density Residential	Urban Residential URD	<i>The intent of this district is to allow a range of detached and attached single family units, multi-family units and limited neighborhood serving commercial. Commercial uses are allowed that are sensitive to the physical scale and character of the neighborhood are allowed up to 3,000 Sq. Ft.</i>
Sec. 115-147. - R-6 Special Multiple Dwelling	<i>Any use permitted in the Multiple Dwelling (R-5) District</i>	High Density Residential	Urban Residential URD	<i>The intent of this district is to allow a range of detached and attached single family units, multi-family units and limited neighborhood serving commercial. Commercial uses are allowed that are sensitive to the physical scale and character of the neighborhood are allowed up to 3,000 Sq. Ft.</i>
Sec. 115-148. - Washburn Neighborhood	<i>created to encourage people to work and live in the City of La Crosse....encourage single-family dwellings; Any use permitted in the Single-Family (R-1) District,</i>	Low Density Residential	Urban Residential URD	<i>The intent of this district is to allow a range of detached and attached single family units, multi-family units and limited neighborhood serving commercial. Commercial uses are allowed that are sensitive to the physical scale and character of the neighborhood are allowed up to 3,000 Sq. Ft.</i>

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Sec 115-407	Mobile Home Parks	Supplemental Regulations/Division 1 Generally	Mobile Home Residential (MHD)	The intent of this district is to allow a residential dwelling that is transportable in or more habitable units and built to comply with federal HUD standards. It is considered a realty improvement if permanently fixed to the land, off its wheels and connected to utilities.
none			Compact Residential (CRD)	The intent of this district is to allow small, detached dwelling units (less than 500 Sq. Ft.) based on a specific site plan, development standards and maximum site area of .5 acres (21,780 Sq. Ft.).
Sec 115-403	The purpose of this ordinance is to allow the optional development and redevelopment of land in La Crosse consistent with the design principles of traditional neighborhoods.		Traditional Neighborhood Development (TND)	The intent of this district is to allow the development and redevelopment of land based on the principles of a traditional neighborhood. A traditional neighborhood is: compact, designed for the human scale, provides a mix of housing styles, types and sizes; features a connected, walkable pattern of streets and blocks, is transit-supportive and retains existing and historic buildings while incorporating significant environmental features. Minimum TND size is 10 acres
none			Neighborhood Mixed Use (NMX)	The intent of this district is to allow small scale commercial/retail and multi-family uses in a compact, walkable neighborhood setting. The district supports pedestrian-friendly design with small mixed-use buildings, outdoor seating, and on-street paking.