

Proposed/Potential Zoning District Descriptions

Residential Districts

OSR: Open Space/Reserve - Primarily for agricultural use; lot area of 5 acres or greater
BSR: Bluffside Residential Neighborhood – single family detached units typically on larger lots and located at the toe of the bluff and other select area; lots are typically 10,000 sf or greater up to 5 acres
NSD: Neighborhood Residential – residential use to allow up to three units per lot with standards that guide for single family form and character; typical lots of 5000 to 7500 sf
NSD/EG: Neighborhood Residential/End Grain – single family units allowed on smaller lots that front onto east west side streets at the end of a block; lot sizes allowed in the 1500 to 4500 sf range
TND: Traditional Neighborhood Development – specific standards for street, block, lot, use and open space arrangements for new development 10 acres or greater in size.
MXR: Mixed Residential Neighborhood – this would allow any residential use permitted in all the residential districts and residential uses/types in the Neighborhood Mixed Use district, with height limits.
MRN: Modular Residential Neighborhood – maybe this allows typical mobile home development at a minimum site size (5 acres?)
MRC: Modular Residential/Compact – tiny homes under 500 SF allowed based on specific site plan standards and a maximum development area of .5 acre.

Mixed Use/Commercial Districts

NMU: Neighborhood Mixed Use - discrete areas in neighborhoods that allow a mix of residential and commercial uses with limits on height (no more than 4 stories (4th floor requires stepback) and up to 10,000 sf commercial/retail space); e.g., George Street, Calendonia, West Ave, La Crosse St., etc....
UMX: Urban Mixed Use – similar to NMU but allows more height and amount of ground floor SF; design standards need updating to apply (probably use design standards from the River North district as a start; allow some light industrial uses...??)
CMC: Commercial Corridor – typical highway commercial that allows large format as well as quick service and drive thru uses; (do we consider “Complete Commercial Corridors” that allow residential as well as large format retail and drive thru uses.....???; allow some light industrial uses...???)
DMX: Downtown Mixed Use – similar to urban mixed use district but may be subject to a level of design standards, heights and parking configurations more suited to downtown (can this be or should this be UMX???)
DMS: Downtown Main Street – very specific area that is well defined, walkable shopfront character area with a form-based standards the approach to code the built environment

Industrial, Institutional & Other Districts

INS: Institutional- Instead of public semi public? (or include these uses in all residential districts??)
IND: General Industrial – combines light and heavy into one industrial district; small industrial/assembly uses may be addressed in other districts
CON: Conservancy (no change anticipated)
PU: Public Utility – can this be Institutional or needs to be a stand-alone district?
PDD: Planned Development District

Overlay Districts

FLD: Floodplain Zoning
Historic District Overlay

Residential Districts

TND parcels_City_of_La_Crosse_Zoning_Sept2025

 TND - TRADITIONAL NEIGHBORHOOD DEV.

PD parcels_City_of_La_Crosse_Zoning_Sept2025

 PD- PLANNED DEVELOPMENT

EndGrain-Copy



MSA NEW zoningmap-RES filter

NEW_Zoning

 EA - Open Space Reserve

 BSR - Bluffside Residential

 NR - Neighborhood Residential

 MXR - Mixed Residential

 MRN - Modular Residential Neighborhood

 NMX - Neighborhood Mixed Use

 others

Non-Residential Districts

Regulating Plans-Copy



Conservancy_City_of_La_Crosse_Zoning_Sept2025

 CON - CONSERVANCY

MSA NEW zoningmap-NON_RES filter

NEW_Zoning

 Urban Mixed Use

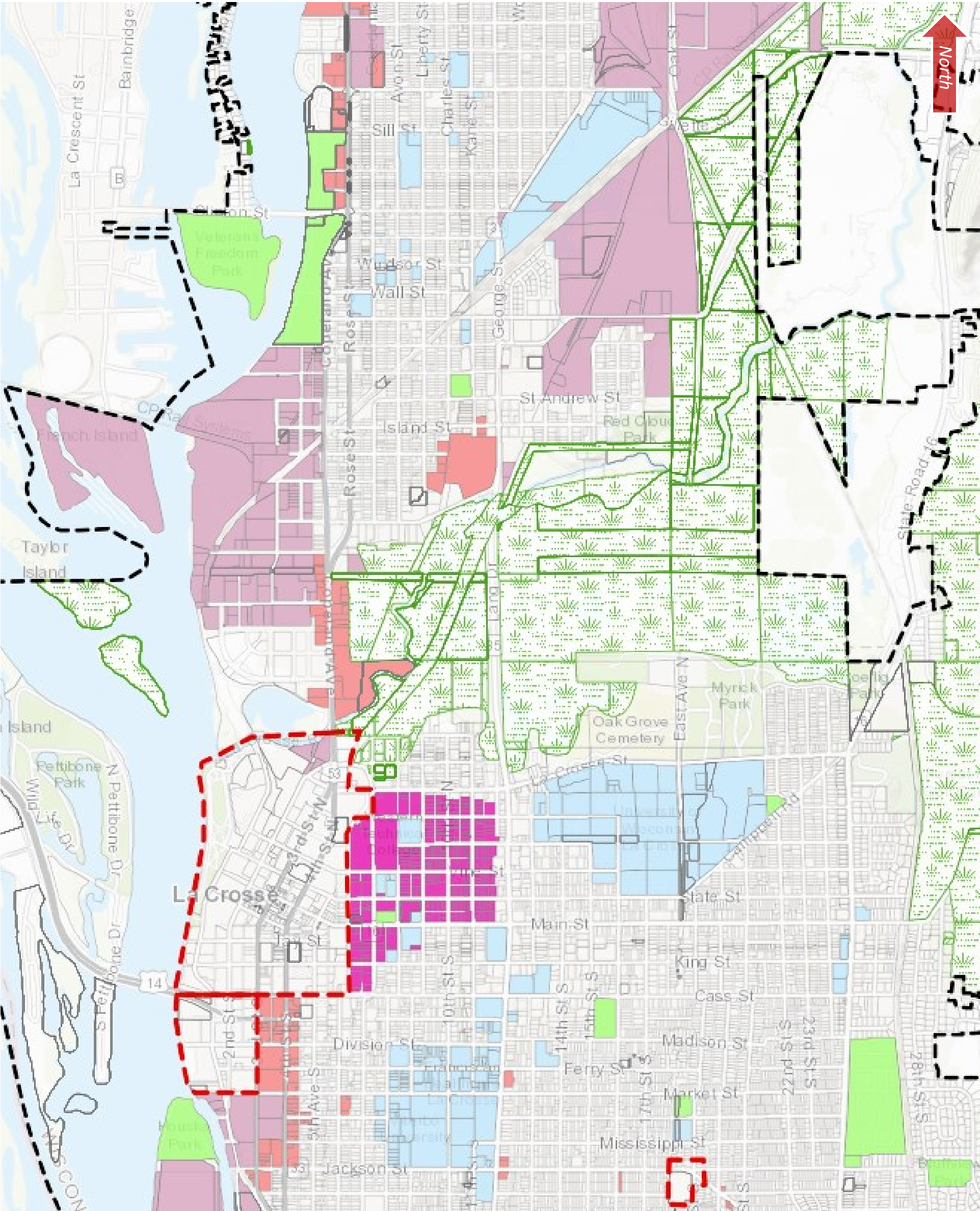
 CC - Commercial Corridor

 IND - Industrial

 Parks & Recreation

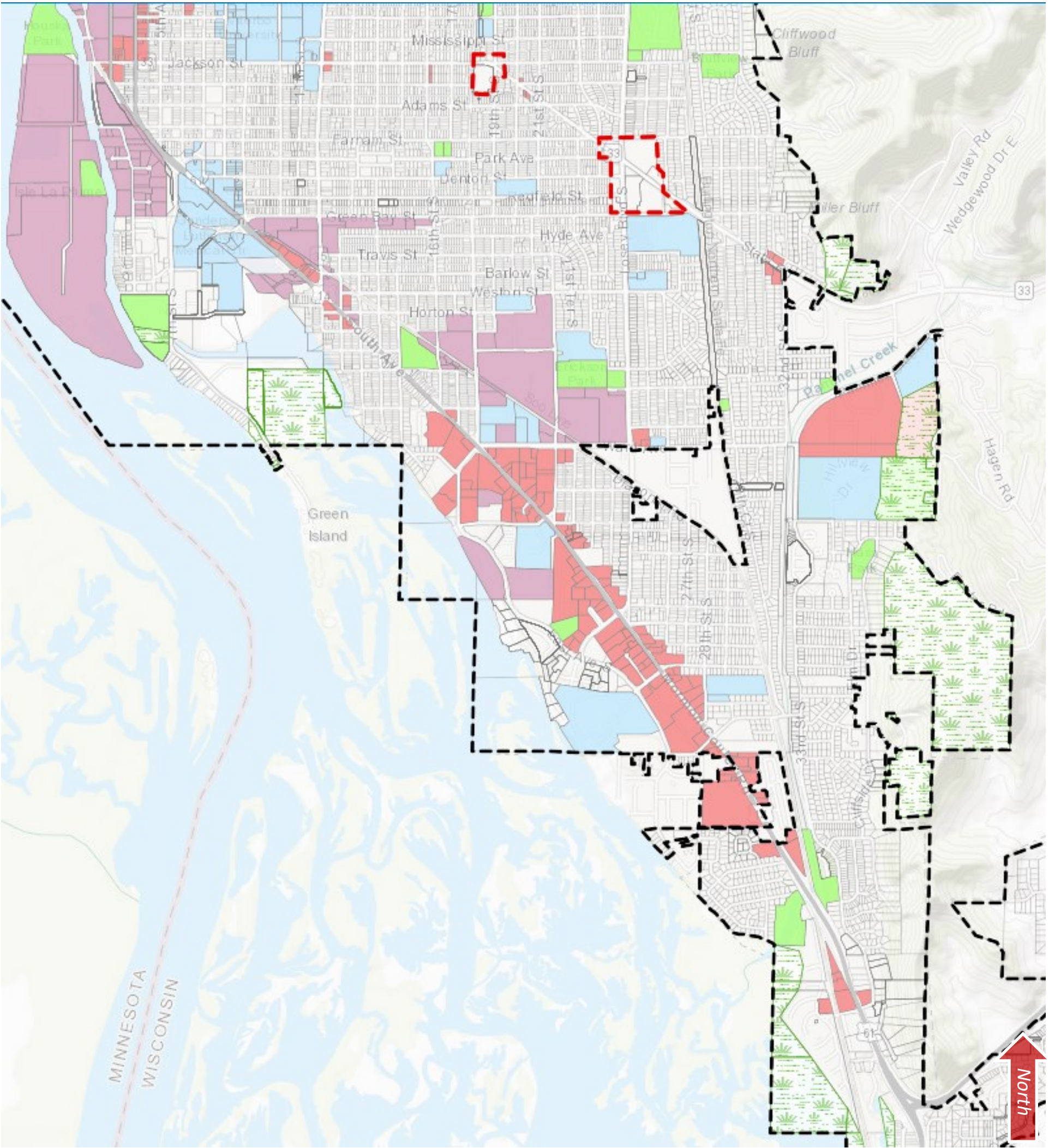
 INST - Institutional

 others



- Urban Mixed Use
- CC - Commercial Corridor
- IND - Industrial
- Parks & Recreation
- INST - Institutional
- others

Plate 2—Potential Non-residential Districts



- Urban Mixed Use
- CC - Commercial Corridor
- IND - Industrial
- Parks & Recreation
- INST - Institutional
- others

Plate 3—Potential Non-residential Districts

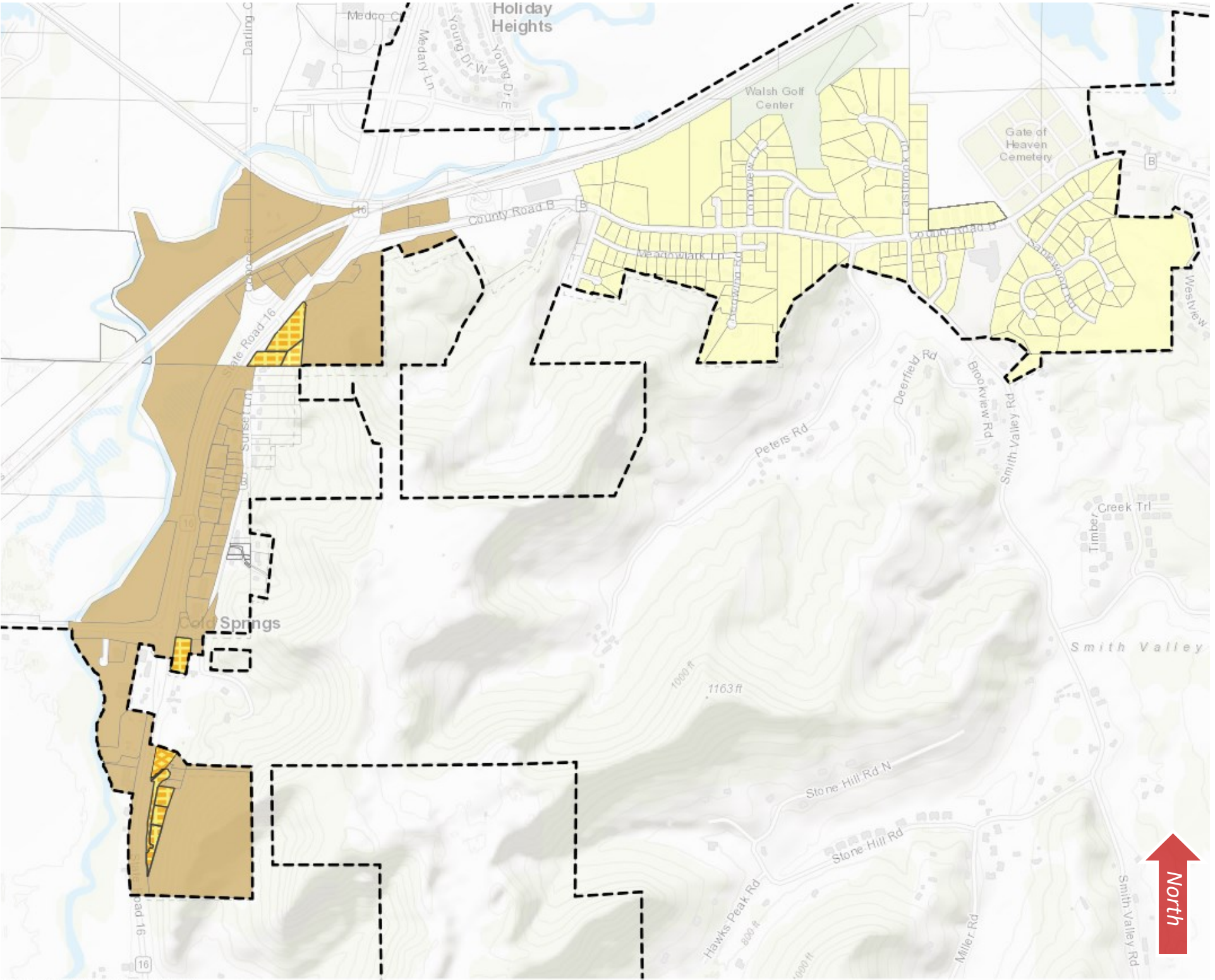
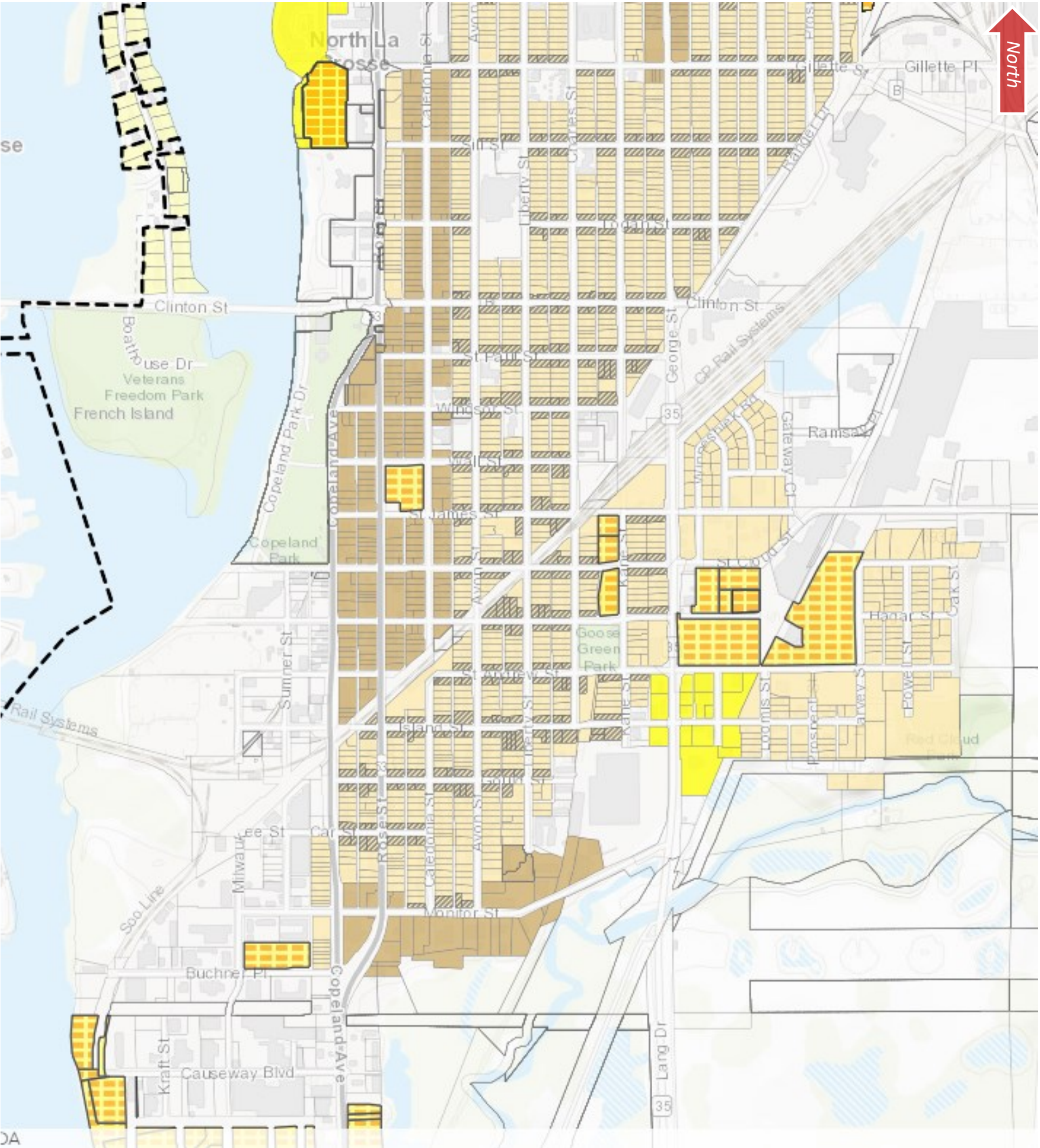


Plate 4—Potential Residential Districts



- EA - Open Space Reserve
- BSR - Bluffside Residential
- NR - Neighborhood Residential
- MXR - Mixed Residential
- MRN - Modular Residential Neighborhood
- NMX - Neighborhood Mixed Use
- others

Plate 6—Potential Residential Districts

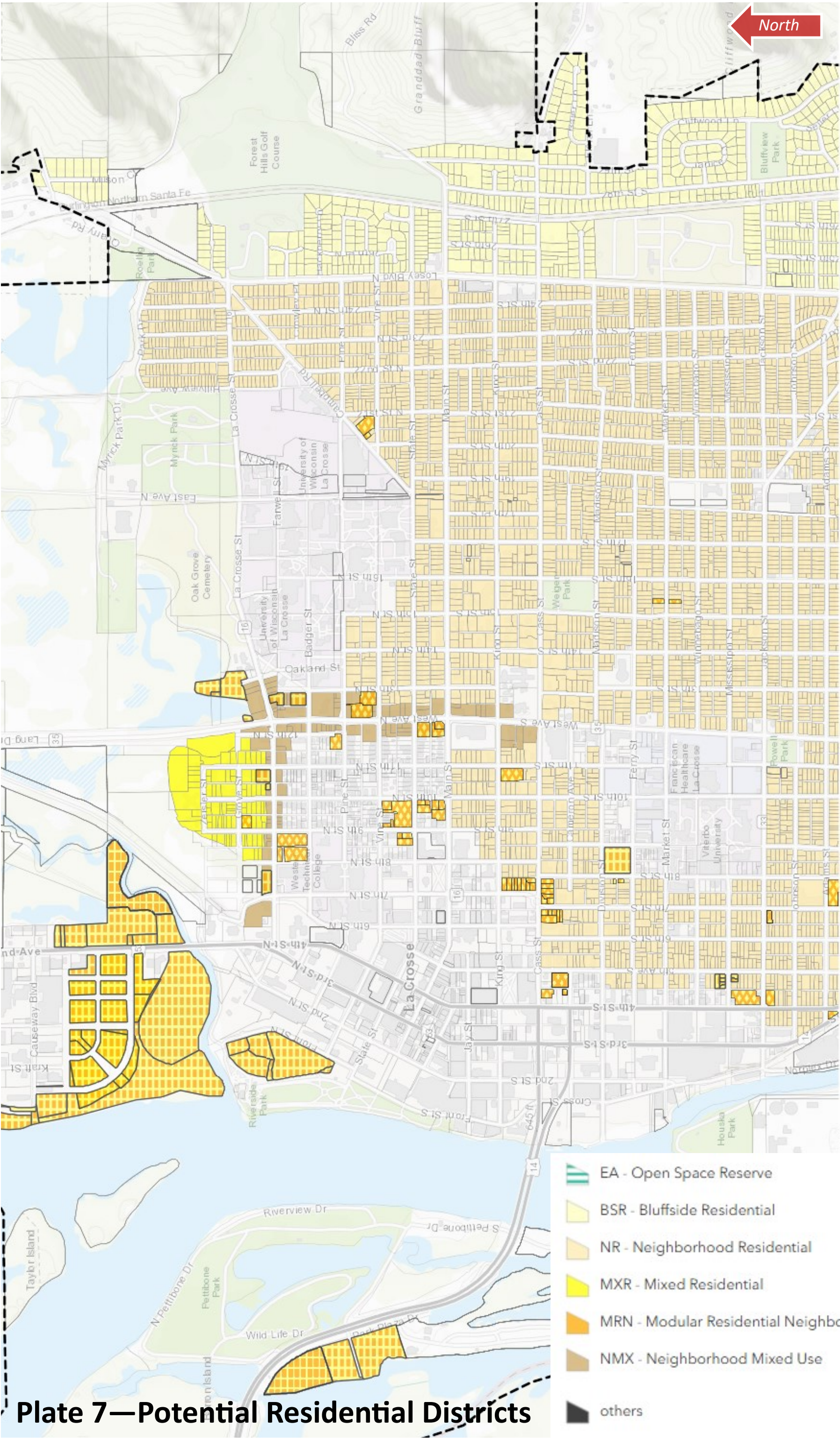


Plate 7—Potential Residential Districts

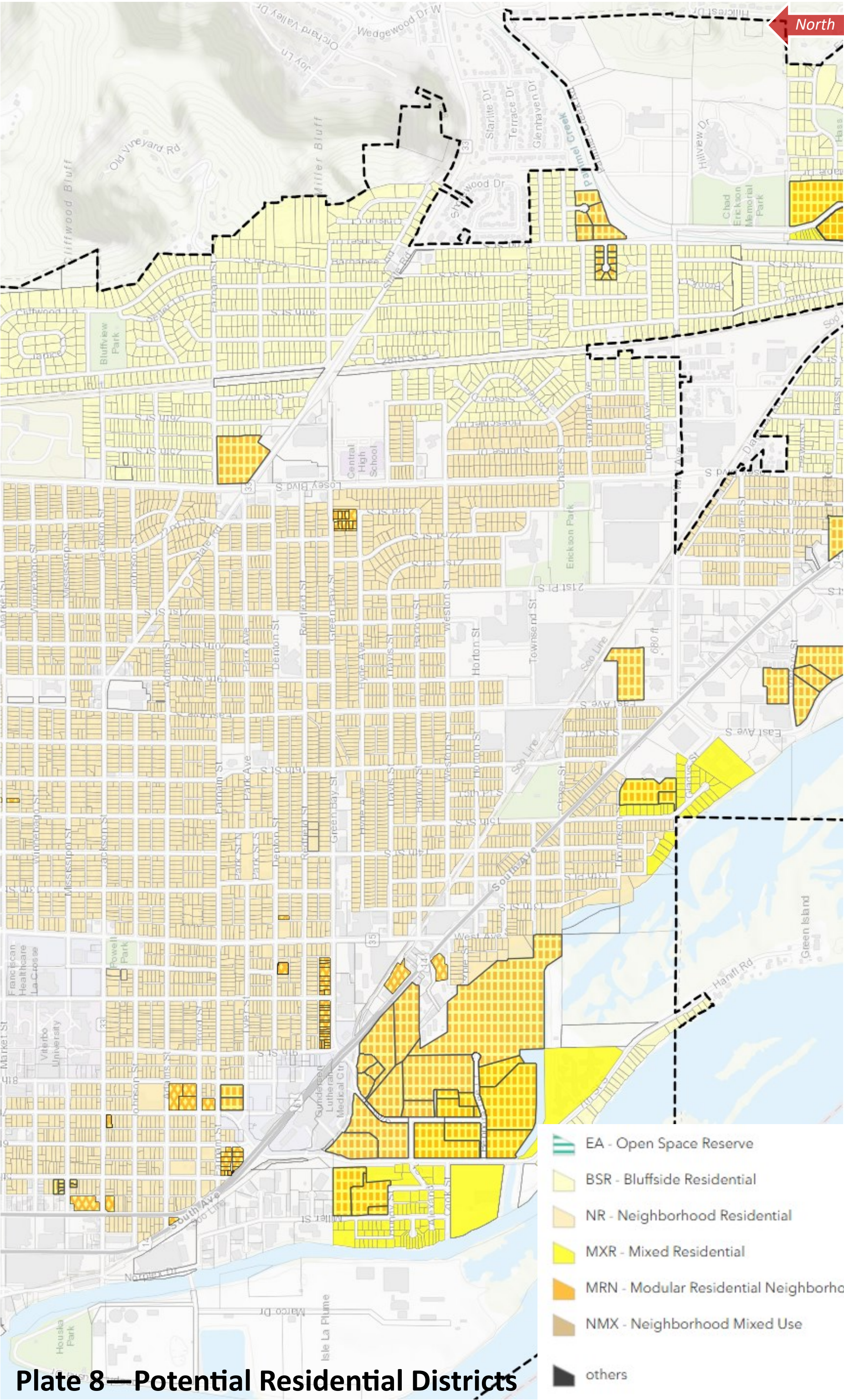
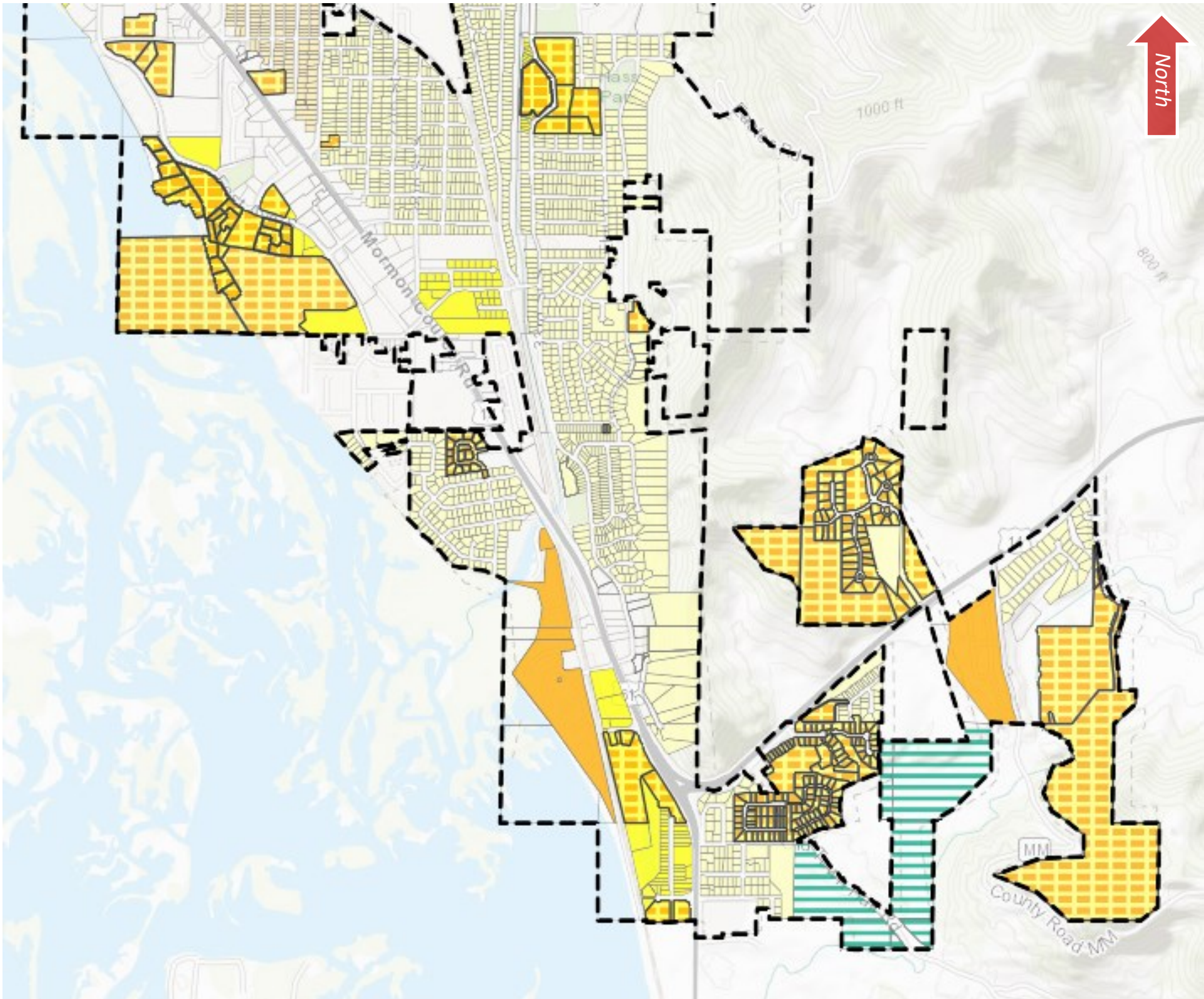
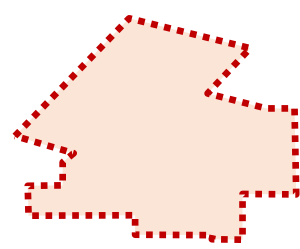
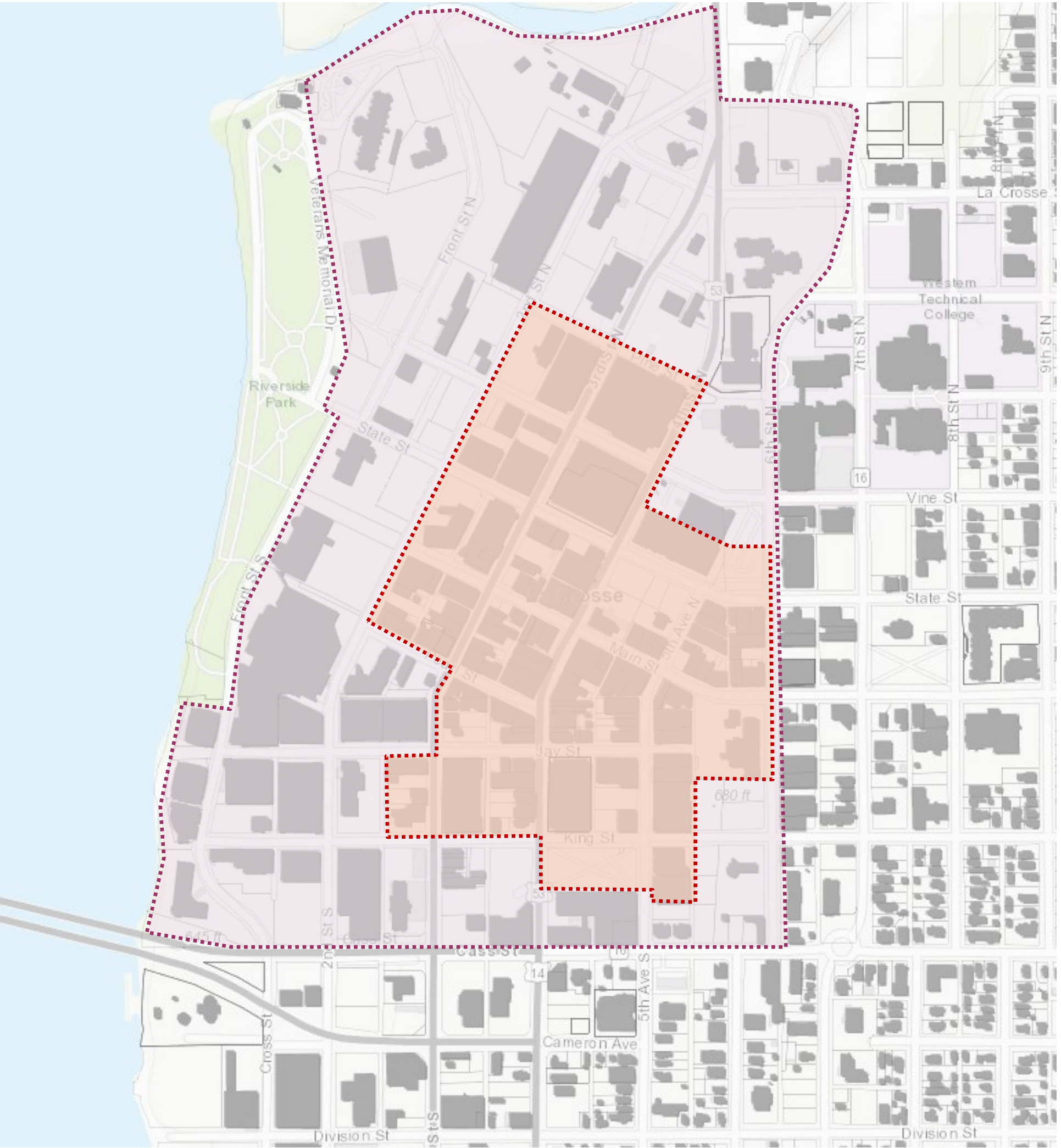


Plate 8—Potential Residential Districts

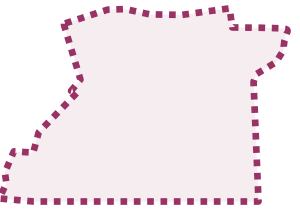


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Plate 9—Potential Residential Districts



Main Street District
(per proposed regulating plan)



Downtown Mixed Use District
(per proposed regulating plan)

Plate 10—Downtown