Zoning – How to check it yourself

- Go to website – https://www.buildupracine.org/business-tools/planning/
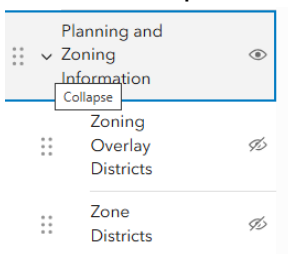- On the map type an address into "Find Address or Place".
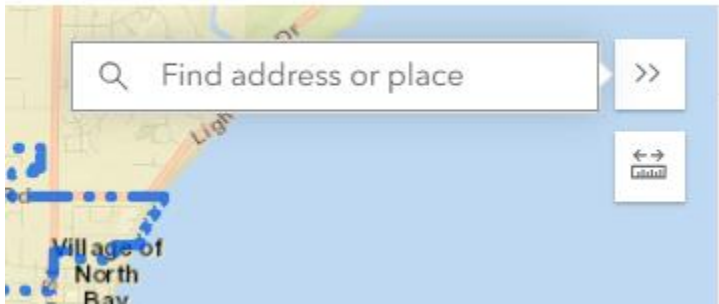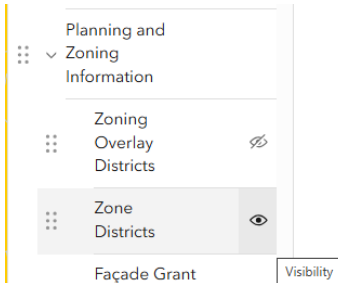

-
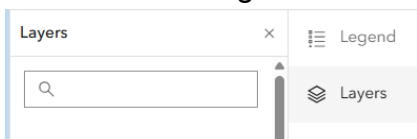- Go to layers, turn on visibility for "Planning and Zoning Information" .
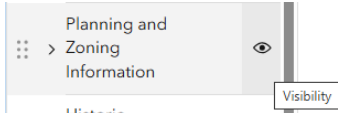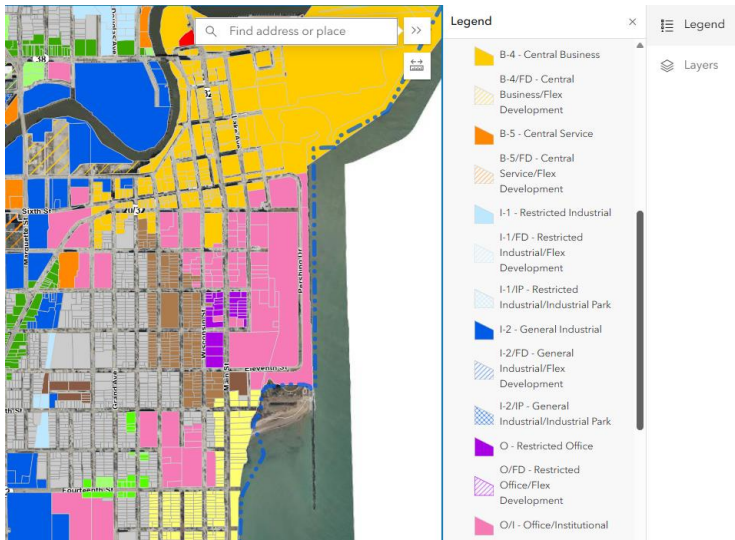

- Click the drop-down arrow.

- Turn on visibility for "Zone Districts".

- Click the tab "Legend" on the top right.

- Scroll down on the legend to match the zoning district color to the zone.

-

Once you know the zoning district you can check what uses are allowed in the Municipal Code of the city of Racine.

- Go to https://library.municode.com/wi/racine/codes/code_of_ordinances
- Click "Search or jump to" and type in your zoning code.

- Look for a chapter title that matches your zoning code

- Look for your intended use of your property within the "permitted uses and regulations sections".

-

- o Notes:
  - Some of the descriptions use language not commonly used in conversation today. If your use is not exactly listed here it might qualify for a similar category. (For example: "Automobile Service Stations" are gas stations).
  - Some zones that are listed with higher numbers include permitted uses in lower numbers if you see the description "Any use permitted in the [B2] district shall be permitted in the [B4] district". If you don't see your desired use search for this district as well.
    - (b) *Permitted uses.* Any use permitted in the B2 district shall be permitted in the B4 district, and in addition, the following uses shall be permitted:

- If you do not see your desired use listed here it may be located under permitted "conditional uses".
  - Sec. 114-508. - Conditional uses.
- If your desired use is under a conditional use, then you will have to apply for a conditional use permit.

If you have questions about usage of a property, please call 262-636-9151 or email cdvplanning@cityofracine.org and a staff member will be able to answer your question.