

**Appendix B. Dimensional standards**

Zoning district	Minimum lot area	Minimum lot width	Minimum street frontage	Maximum front-yard setback	Minimum front-yard setback [1,9]	Minimum side-yard setback [2,3]	Minimum rear-yard setback	Maximum building height [4]	Maximum building coverage	Maximum impervious coverage	Minimum residential living area per dwelling unit	Maximum garage area [5]	Maximum shed area [5]	Maximum number of accessory buildings [6]
Section in Code	s. 8-62	s. 8-63	s. 8-64		s. 8-65	s. 8-65	s. 8-65	s. 8-66	s. 8-67	s. 8-68	s. 8-69(a)	s. 8-69(b)	-	s. 8-71
Rural Residential (R-1)	4 acres	250 ft.	55 ft. on cul de sac; 250 ft. all other	NA	50 ft.	Principal: 50 ft. total of both sides with no less than 20 ft. on one side Detached accessory: 15 ft. Building housing livestock: 50 ft.	Principal: 50 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. or 2.5 stories, whichever is less Accessory: 25 ft. or height of principal building, whichever is less	20 percent [8]	25 percent [8]	400 sq. ft.	2,400 sq. ft., plus 250 sq. ft. for every full acre over 4 acres	240 sq. ft.	2 garages attached or detached, plus 1 yard shed and 1 minor shed
Single-Family Residential (R-2)	1.5 acres if served by on-site well and septic; 8,700 sq. ft. if served by city water and sewer	165 ft. on corner lot; 150 ft. all other lot types	55 ft. on cul de sac; 150 ft. all other	NA	30 ft.	Principal: 50 ft. total of both sides with no less than 20 ft. on one side Detached accessory: 5 ft.	Principal: 50 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. or 2.5 stories, whichever is less Accessory: 25 ft. or height of principal building, whichever is less	35 percent [8]	50 percent [8]	400 sq. ft.	2,400 sq. ft., plus 250 sq. ft. for every full acre over 4 acres	240 sq. ft.	1 attached or detached garage plus 1 yard shed and 1 minor shed
Mixed Residential (R-6)	4,300 sq. ft. for each dwelling unit	65 ft. on corner lot; 50 ft. all other lot types	55 ft. on cul de sac; 75 ft. all other	NA	20 ft.	Principal: 20 ft. total of both sides with no less than 8 ft. on one side Detached accessory: 3 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal, single-family: 35 ft. Principal, multi-family: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	30 percent [8]	50 percent [8]	Single-family: 400 sq. ft. Multi-family: [7]	2,400 sq. ft., plus 250 sq. ft. for every full acre over 4 acres	240 sq. ft.	1 attached or detached garage plus 1 yard shed and 1 minor shed
Waterfront Residential (R-7)	1.5 acres if served by on-site well and septic; 8,700 sq. ft. if served by city water and sewer	100 ft. on corner lot; 90 ft. all other lot types	55 ft. on cul de sac; 90 ft. all other	NA	30 ft.	Principal: 30 ft. total of both sides with no less than 8 ft. on one side Detached accessory: 30 ft.	Principal: 30 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	45 percent [8]	65 percent [8]	Single-family: 1,000 sq. ft. Multi-family: [7]	2,400 sq. ft., plus 250 sq. ft. for every full acre over 4 acres	240 sq. ft.	1 attached or detached garage plus 1 yard shed and 1 minor shed
Cottage Commercial (C-1)	5,000 sq. ft.	165 ft. on corner lot; 150 ft. all other lot types	50 ft.	NA	25 ft.	Principal: 20 ft. total of both sides with no less than 8 ft. on one side Detached accessory: 3 ft.	Principal: 10 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	30 percent [8]	50 percent [8]	1,000 sq. ft.	NA	240 sq. ft.	1 attached or detached garage plus 1 yard shed and 1 minor shed
General Commercial (C-2)	7,000 sq. ft.	50 ft.	50 ft.	NA	10 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	50 percent [8]	80 percent [8]	Multi-family: [7]	NA	No restriction	1 detached garage or 1 yard shed
Downtown Commercial (C-3)	None	50 ft.	50 ft.	10 feet	0 ft.	Principal: 0 ft. Detached accessory: 5 ft.	Principal: 8 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	80 percent	100 percent	Multi-family: [7]	NA	No restriction	1 detached garage or 1 yard shed
Light Industrial (I-1)	15,000 sq. ft.	100 ft.	100 ft.	NA	25 ft.	Principal: 15 ft.; 40 ft. when abutting a residential district Accessory: 5 ft.	Principal: 25 ft. Detached accessory: 3 ft. without alley; 8 ft. with alley	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	75 percent	85 percent	NA	NA	No restriction	1 detached garage and 1 yard shed
Mixed-Use Waterfront (MUW)	12,000 sq. ft.	50 ft.	50 ft.	NA	25 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	25 ft.	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	65 percent	85 percent	Multi-family: [7]	NA	No restriction	No restriction
Lakefront Corridor (L-1)	20,000 sq. ft.	100 ft.	100 ft.	NA	30 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	25 ft.	Principal: 35 ft. Accessory: 25 ft. or height of principal building, whichever is less	20 percent	35 percent	NA	NA	No restriction	No restriction
Marina (M)	None	100 ft.	100 ft.	NA	25 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	25 ft.	Principal: 45 ft. Accessory: 25 ft. or height of principal building, whichever is less	80 percent	100 percent	NA	NA	No restriction	No restriction

Notes:

- In certain circumstances, the minimum front-yard setback may be less than or greater than what is stated if setback averaging applies. See the referenced section of the zoning code for applicable standards.
- If the lot width for a existing lot is less than what is required, the side-yard setback may be reduced proportionately to the ratio between the actual width and the required width, provided the side-yard setback is reduced to not less than 75 percent of the required setback.
- If a parcel abuts a more restrictive zoning district, the setback shall be the average of the minimum setbacks for the two districts.
- An institutional building (e.g., governmental office, or school) may exceed the height limitation established for the zoning district, up to a maximum height of 45 feet, provided the minimum required side-yard and rear-yard setbacks are increased one foot for each additional foot of height in excess of the permitted maximum of the district.
- Pursuant to the procedures and requirements contained in Article 7 of this chapter, the Plan Commission may allow more than the specified floor area when one or more of the accessory buildings on a lot are designated as a rural accessory building.
- Pursuant to the procedures and requirements contained in Article 7 of this chapter, the Plan Commission may allow more accessory buildings than what is specified when one or more of the accessory buildings on a lot are designated as a rural accessory building.
- Multi-family requirements: Efficiency unit: 500 sq. ft.; One bedroom: 650 sq. ft.; Two bedrooms: 800 sq. ft.; and Three bedrooms: 1,000 sq. ft.
- For a nonconforming lot due to lot size, the standard is increased 10 percent.
- The front yard setback may be more than what is stated if the standards in ch. TRANS 233, Wis. Stats., apply.