

**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. B-42	S. B-43	S. B-64	S. B-45	S. B-45	S. B-45	S. B-45	S. B-46	S. B-47	S. B-48	S. B-49(a)	S. B-49(b)		S. B-72
Rural Residential (R-1)	4 acres	250 ft.	55 ft. on cul de sac; 250 ft. on 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	Aggregate total of 500 sq. ft. plus on additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel	2 garages detached or detached, plus 2 yard sheds
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. on other lot types	55 ft. on cul de sac; 150 ft. on 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	Aggregate total of 500 sq. ft. plus on additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel	2 garages detached or detached plus 2 yard sheds
Mixed Residential (R-6)	4,300 sq. ft. for each dwelling unit	65 ft. on corner lot; 50 ft. on other lot types	55 ft. on cul de sac; 75 ft. on 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	Aggregate total of 500 sq. ft. plus on additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel	1 attached or detached garage plus 2 yard sheds
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. on other lot types	55 ft. on cul de sac; 90 ft. on 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	Aggregate total of 500 sq. ft. plus on additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel	1 attached or detached garage plus 2 yard sheds
Cottage Commercial (C-1)	5,000 sq. ft.	165 ft. on corner lot; 150 ft. on 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	Aggregate total of 500 sq. ft. plus on additional 250 sq. ft. of shed space for every full acre over 4 acres per parcel	1 detached or detached garage plus 2 yard sheds
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: 5 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.	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	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.	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	20 percent	35 percent	NA	NA	No restriction	No restriction
Morino (M)	None	100 ft.	100 ft.	NA	25 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 ft.	Principal: 10 ft.; 15 ft. when abutting a residential district Detached accessory: 3 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 proportionally 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.

5. 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.
6. 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.
7. 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.
8. For a nonconforming lot due to lot size, the standard is increased 10 percent.
9. The front yard setback may be more than what is stated if the standards in ch. TRANS 233, Wis. Stats., apply.

**Amendments:**

Ordinance 20-006, adopted August 17, 2020

Ordinance 21-003, adopted March 8, 2021