

Town of Cedarburg

Zoning Requirements for Accessory Buildings

(Principal structure or use must exist before accessory building construction, which must be located in the side or rear yard.)

Zoning District	Maximum Building (Sq.Ft.) Total	Minimum Distance from Principal Structure	*Minimum Setback – Street Yard (feet)	*Minimum Setback-Side Yard (feet)	*Minimum Setback - Rear Yard (feet)	Maximum Height (feet)
R-1 Single Family Residential	1,000 s.f. max for minimum lot size + 100 s.f. for each additional ¼ acre up to 1,500 s.f. max	10'	Permitted by Conditional Use Only	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	15' *Taller than 15' requires structure to match roof pitch of home up to 35' maximum but no taller than home
R-2 Single Family Residential See Section 320-109 (A)5.	1,000 s.f. max for minimum lot size + 100 s.f. for each additional ¼ acre up to 1,500 s.f. max	10'	Permitted by Conditional Use Only	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	15' *Taller than 15' requires structure to match roof pitch of home up to 25' maximum but no taller than home
R-3 Single Family Residential See Section 320-109 (A)5.	1,000 s.f. max for minimum lot size + 100 s.f. for each additional ¼ acre up to 1,500 s.f. max	10'	Permitted by Conditional Use Only	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	15' *Taller than 15' requires structure to match roof pitch of home up to 25' maximum but no taller than home
CR-A Countryside Residential*****	1,000 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,500 s.f. max	10'	Permitted by Conditional Use Only	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	15' *Taller than 15' requires structure to match roof pitch of home up to 35' maximum but no taller than home
CR-B Countryside Residential*****	1500 s.f. or less for lots <10 acres Lots >10 acres are allowed an additional 1,000 s.f. per acre ***SEE EXCEPTION	10'	Permitted by Conditional Use Only	40' for buildings that house animals 25' for other buildings	40' for buildings that house animals 25' for other buildings	15' *Taller than 15' requires structure to match roof pitch of home up to 35' maximum but no taller than home
E-1 Estate	2,000 s.f. Or greater than 2,000 s.f. with architectural design and site plan approval	10'	125'	40'	40'	35'
TR Transitional Residential*****	1,000 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,500 s.f. max	10'	Permitted by Conditional Use Only	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	15' *Taller than 15' requires structure to match roof pitch of home up to 35' maximum but no taller than home
TR-2 Transitional Residential 2*****	1,000 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,500 s.f. max	10'	Permitted by Conditional Use Only	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	25' 10' if <150 s.f. & in rear yard Corner lot requires CUP for exception	15' *Taller than 15' requires structure to match roof pitch of home up to 35' maximum but no taller than home
A-1 Agricultural****	N/A ***SEE EXCEPTION	N/A	75'	25'	25'	42'
A-2 Agricultural****	N/A ***SEE EXCEPTION	N/A	75'	25'	25'	42'
Business Districts (B-1,2,3)	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
M-1 Industrial	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
M-2 Industrial & Mixed Use	N/A	N/A	25'	15'	30'	25' or one story
M-3 Quarry	By conditional use		100'	100'	100'	45'
C-1 Conservancy	By Conditional Use Only					
P-1 Public & Private Park	All Structures are Conditional Uses					

* Setbacks are measured from the furthestmost projection (soffits, fireplaces, decks/porches, steps, windows) to the property line

*** Any individual structure, being newly constructed, that is greater than 1,500 square feet shall be subject to architectural design approval (including approval of building materials to be used) and site plan approval by the Plan Commission and Town Board

**** Farm dwellings are considered accessory structures in Agricultural Districts. Farm dwellings follow R-3 rules.

***** Size of structures in TR, CR-A and CR-B may be increased by conditional use permit if the accessory buildings existed at the time the lot was platted and if buildings have been deemed by the Landmarks Commission and Plan Commission to be of historic or preservative value as determined by § 320-63 of this chapter.