

Town of Cedarburg

Size and Yard Setbacks for Accessory Buildings

(Principal structure must exist before accessory building construction)

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	600 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,000 s.f. max**	20' or 10' From Garage Wall if <150 s.f.	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' 25' to Match Pitch of Roof on Primary Structure
R-2 Single Family Residential	600 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,000 s.f. max**	20' or 10' From Garage Wall if <150 s.f.	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' 25' to Match Pitch of Roof on Primary Structure
R-3 Single Family Residential	600 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,000 s.f. max**	20' or 10' From Garage Wall if <150 s.f.	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' 25' to Match Pitch of Roof on Primary Structure
CR-A Countryside Residential*****	600 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,000 s.f. max	20' or 10' From Garage Wall if <150 s.f.	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	25'
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	20' or 10' From Garage Wall if <150 s.f.	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	25'
E-1 Estate	2,000 s.f. Or greater than 2,000 s.f. with architectural design and site plan approval	20' or 10' From Garage Wall if <150 s.f.	125'	40'	40'	35'
TR Transitional Residential*****	600 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,000 s.f. max	20' or 10' From Garage Wall if <150 s.f.	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' 25' to Match Pitch of Roof on Primary Structure
TR-2 Transitional Residential 2*****	600 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,000 s.f. max	20' or 10' From Garage Wall if <150 s.f.	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' 25' to Match Pitch of Roof on Primary Structure
A-1 Agricultural****	N/A ***SEE EXCEPTION	N/A	75'	25'	25'	42'
A-2 Agricultural****	N/A No site/arch review	N/A	75'	25'	25'	42'
Business Districts (B-1,2,3)	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Industrial Districts (M-1,2)	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
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
 ** Plan Commission and Town board may grant this exception for properties without attached garages (notify neighbors within 200' of the review date and time)
 *** Any individual structure, being newly constructed, that is greater than 1500 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. The zoning requirements on farm dwellings are the same as the zoning requirements for primary structures in the R-3 district.
 ***** 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. [Amended 10-7-1998 by Ord. No. 1998-5; 8-4-1999 by Ord. No. 1999-13; 5-2-2001 by Ord. No. 2001-6; 1-3-2007 by Ord. No. 2007-1]