

Town of Cedarburg

Zoning Requirements: Conventional Lots – Principal Structures Only

Zoning District	Minimum Total Lot Area	Minimum Building Area Per Residence (sq. Ft.)	Minimum Lot Width/ Frontage (feet) ♣ See Below	*Minimum Setback – Street (feet)	*Minimum Side Yard (feet)	*Minimum Rear Yard (feet)	Maximum Height (feet)
R-1 Single Family Residential	80,000 sq.ft. 1.84 acres	1800 sq.ft. 1200 sq.ft. For 1 st floor of 2 story	Width: 200' Frontage: 75' cul de sac 120' curve; 200' Other	75'	35'	35'	35'
R-2 Single Family Residential	40,000 sq.ft. 0.92 acres	1500 sq.ft. 1000 sq.ft. For 1 st floor of 2 story	Width: 150' Frontage: 75' cul de sac 120' curve; 150' Other	75'	25'	25'	35'
R-3 Single Family Residential	40,000 sq.ft. 0.92 acres	1200 sq.ft. 1000 sq.ft. For 1 st floor of 2 story	Width: 150' Frontage: 75' cul de sac 120' curve; 150' Other	75'	25'	25'	35'
CR-A Countryside Residential***	1 acre ' Density of: 1:4.5acres	1500 sq.ft. 1000 sq.ft. For 1 st floor of 2 story	Av. Width: 150' Frontage: 75' cul de sac 120' curve; 130-150' ^	75' ^^	25'	75'***	42'
CR-B Countryside Residential***	1 acre ' Density of: 1:4.5acres	1500 sq.ft. 1000 sq.ft. For 1 st floor of 2 story	Av. Width: 150' Frontage: 75' cul de sac 75' curve; 130-150' ^	75' ^^	25'	75'***	42'
E-1 Estate***	4 acres	1800 sq.ft. 1000 sq.ft. For 1 st floor of 2 story	Width: 200' Frontage: 75' cul de sac 120' curve; 200' Other	75'	40'	40'	42'
TR Transitional Residential	1.5 acres Density of: 1:2.25A	1500 sq.ft. 1000 sq.ft. For 1 st floor of 2 story	Av. Width: 150' Frontage: 75' cul de sac 120' curve; 150' Other	75' ^^	25'	75'	42'
TR-2 Transitional Residential 2	1 acre Density of: 1:2 acres	1500 sq.ft. 1000 sq.ft. For 1 st floor of 2 story	Av. Width: 150' Frontage: 75' cul de sac 120' curve; 150' Other	75' ^^	25'	75'***	42'
A-1 Agricultural***	5 acres Residential buildings follow R-3 rules	Lots less than 8 acres- Max. 1500 s.f. on 1 st floor. Maximum 2500 s.f. total for all non-residential buildings. On 8 acres or more–no limit on non-residential buildings. ^^^	300'	100'	100'	100'	50' ag buildings (42' for residential dwelling)
A-2 Agricultural***	35 acres Residential buildings follow R-3 rules	No minimum on farm buildings. Residential buildings follow all R-3 zoning rules	300'	100'	100'	100'	50' ag buildings (42' for residential dwelling)
B-1 Neighborhood Business	0.5 acre	Conditional Use for new (Existing residences follow R-3 Requirements)	100'	25'	15'	30'	35'
B-2 Planned Business	0.5 acre	Conditional Use	150'	25'	15'	30'	45'
B-3 Business	0.5 acre	Conditional Use	150'	25'	15'	30'	45'
M-1 Industrial	1 acre	Conditional Use	200'	50'	30'	30'	45'
M-2 Planned Industrial & Mixed Use	0.5 acre	1,500 sq.ft. for new res. (Existing residences follow R-3 Requirements)	100' or less than 100' with a min. av. lot width of 300'	25'	15'	30'	35' / two stories for residential 45' / three stories for other
M-3 Quarry	N/A	Conditional Use	Quarry minimum 200' from any right-of-way or property line	200' 100' for accessory uses	200' 100' for accessory uses	200' 100' for accessory uses	45'
C-1 Conservancy	All new accessory structures are conditional uses. New residential structures in C-1 are not allowed.						
P-1 Park	All new structures are conditional uses.						
OTHER: TCOD PUD & PDSP	TCOD: Town Center <u>Overlay</u> District; see §320-34 for details or contact Town staff. PUD: Planned Unit Development; see §320-35. PDSP: Planned Development for Specialized Purposes; see §320-44						

* Setbacks are measured from the furthestmost projection (soffits, fireplaces, decks/porches, steps, bay windows, etc.) to the property/lot lines
 ** Rear yard setback of 25' may be permitted when the entire rear lot line borders commonly held open space with a depth of at least 75' which is part of the subdivision.
 *** A second primary dwelling may be permitted by conditional use in the CR-A, CR-B, E-1, A-1 & A-2 districts; not to exceed 30% of the size of the primary structure or 900 s.f. The second dwelling must comply with all of the zoning requirements for its respective district
 ^ Town Board may allow a minimum lot frontage of 130 feet on no more than 10% of lots in a subdivision
 ^^ Building setback is 100' from planned right-of-way on section line roads (See Town Land Use Plan)
 ^^^ Lots that are adjacent to a cul-de-sac require a minimum street frontage of 75'
 ♣ **R-1, R-2, R-3, CR-A, CR-B, E-1, TR, TR-2 may have lots without frontage if the Town Board has approved a shared driveway by Ord. 2007-10**
 ' Individual lots in non-subdivision developments in CR-A or CR-B shall be a minimum of four acres
 Rev. 6/7/12