Town of Cedarburg Zoning Requirements for Accessory Structures: Refer to Town Code to Verify Requirements

(Principal structure or use must exist before accessory structure or use, unless otherwise noted in Town Code)

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 See Section 320-109	1,000 aggregate s.f. for substandard or minimum lot size + 100 s.f. for each additional ¼ acre up to aggregate total floor area of 1,500 s.f.	**10'**	75' 100' Section Line Road Permitted by Conditional Use Only in street yard	**25'** **10'** if <150 square feet in floor area	**25'** **10'** if <150 square feet in size	15' *Taller than 15' requires structure to match roof pitch of home up to 25' maximum but no taller than home
R-2 Single-Family Residential See Section 320-109	1,000 aggregate s.f. for substandard or minimum lot size + 100 s.f. for each additional ¼ acre up to aggregate total floor area of 1,500 s.f.	**10'**	75' 100' Section Line Road Permitted by Conditional Use Only in street yard	**25'** **10'** if <150 square feet in floor area	**25'** **10'** if <150 square feet in size	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	1,000 aggregate s.f. for substandard or minimum lot size + 100 s.f. for each additional ¼ acre up to aggregate total floor area of 1,500 s.f.	**10'**	75' 100' Section Line Road Permitted by Conditional Use Only in street yard	**25'** **10'** if <150 square feet in floor area	**25'** **10'** if <150 square feet in floor area	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 A See Section 320-109	1,000 aggregate s.f. for the first acre + 100 s.f. for each additional ¼ acre up to aggregate total floor area of 1,500 s.f.	**10'**	75' 100' Section Line Road Permitted by Conditional Use Only in street yard	**25'** **10'** if <150 square feet in floor area	**25'** **10'** if <150 square feet in floor area	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** See Section 320-109	1,500 s.f. aggregate total floor area of on lots <10 acres Lots >10 acres are allowed 1,000 s.f. aggregate total floor area per acre	**10'**	75' 100' Section Line Road Permitted by Conditional Use Only in street yard	**25'** **10'** if <150 square feet in floor area	**25'** **10'** if <150 square feet in floor area	15' *Taller than 15' requires structure to match roof pitch of home up to 35' maximum but no taller than home
E-1 Estate**	1,500 s.f. follow standard building permit process Greater than 1,500 s.f. requires architectural design and site plan approval	**10'**	125' Permitted by Conditional Use Only in street yard	**40'**	**40'**	**35'**
TR Transitional Residential See Section 320-109	1,000 s.f. aggregate for the first acre + 100 s.f. for each additional ¼ acre up to aggregate 1,500 s.f.	**10'**	75' 100' Section Line Road Permitted by Conditional Use Only in street yard	**25'** **10'** if <150 square feet in floor area	**25'** **10'** if <150 square feet in floor area	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 See Section 320-109	1,000 aggregate s.f. total floor area for the first acre + 100 s.f. for each additional ¼ acre up to aggregate total floor area of 1,500 s.f.	**10'**	75' 100' Section Line Road Permitted by Conditional Use Only in street yard	**25'** **10'** if <150 square feet in floor area	**25'** **10'** if <150 square feet in floor area	15' *Taller than 15' requires structure to match roof pitch of home up to 35' maximum but no taller than home
A-1 Agricultural **Farm residences are accessory uses**	Residences follow R-3 district rules. Outbuildings are principal structures.	10'	**75'** 100' Section Line Road	**25'**	**25'**	**35'**
A-2 Agricultural **Farm residences are accessory uses**	Residences follow R-3 district rules. Outbuildings are principal structures.	10'	**75'** 100' Section Line Road	**25'**	**25'**	**35'**
I-1 Institutional	N/A Buildings greater than 30,000 square feet require a CU	10'	50' 100' Section Line Road May Apply	15' 100' if adjacent to residential district	30' 100' if adjacent to residential district	45'
Business Districts (B-1,B-2)	N/A Buildings greater than 30,000 square feet require a Conditional Use Permit	10'	25' 100' Section Line Road Accessory structures for Residential use follow regulations or R-3 district	15'	30'	B-1 District: 35' B-2 District: 45' Cannot be taller than the principal structure.
M-1 Light Industrial	N/A Buildings greater than 30,000 square feet require a CU	10'	50' 100' Section Line Road May Apply	30'	30'	45'
MU-1 Mixed Use Transition MU-2 Mixed Use General District MU-3 Mixed Use Planned District	N/A Buildings greater than 30,000 square feet require a CU	10'	25' interior streets & private roads; 50' STH 60	15'	30'	25'
M-3 Quarry	By Conditional Use		**100'**	**100'**	**100'**	**45'**
C-1 Conservancy	See Section 320-29.					
P-1 Public & Private Park	None permitted, except accessory to a principal, or approved conditional use. If the structure is accessory to an approved conditional use, the structure itself shall require a conditional use.					

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

** Certain accessory structures require architectural and site plan review by the Plan Commission & Town Board. Refer to applicable districts.

General Note: Accessory structures may remain if procedures under Section 320-108 are followed.

General Note: Corner lot applications refer to Section 320-109.

General Note: Accessory structures cannot come within 5 feet of a drainage easement.

Revised 10-2026

Verify all information with the Town Code.