Town of Cedarburg General Zoning Requirements – **Principal Structures**

Refer to applicable Zoning District Code section to verify Requirements

Zoning District	Minimum Total Lot Area	Minimum Building Area Per Residence (sq. Ft.)	Minimum Lot Width/ Frontage (feet)	*Minimum Setback – Street (feet)	*Minimum Setback Side Yard (feet)	*Minimum Setback Rear Yard (feet)	Maximum Height (feet)
R-1 Single-Family Residential	80,000 sq.ft.	1800 sq.ft. 1200 sq.ft minimum on the 1st floor of two story	Width: 200' Frontage: 75' cul de sac 120' curve; 200' Other	75' 100' Section Line Road	35'	35'	35'
R-2 Single-Family Residential	40,000 sq.ft.	1500 sq.ft. 1000 sq.ft minimum on the 1st floor of two story	Width: 150' Frontage: 75' cul de sac 120' curve; 150' Other	75' 100' Section Line Road	25'	25'	35'
R-3 Single-Family Residential	40,000 sq.ft.	1200 sq.ft. 1000 sq.ft minimum on the 1st floor of two story	Width: 150' Frontage: 75' cul de sac 120' curve; 150' Other	75' 100' Section Line Road	25'	25'	35'
CR-A Countryside Residential See note 5.	1 acre Density of 1:4.5acres	1500 sq.ft. 1000 sq.ft minimum on the 1st floor of two story	Av. Width: 150' Frontage: 75' cul de sac 120' curve; 130-150'	75' 100' Section Line Road	25'	75' See Sec. 320-32 for note.	42'
CR-B Countryside Residential See note 5.	1 acre Density of 1:4.5acres	1500 sq.ft. 1000 sq.ft minimum on the 1st floor of two story	Av. Width: 150' Frontage: 75' cul de sac 75' curve; 130-150'	75' 100' Section Line Road	25'	75' See Sec. 320-33 for note.	42'
E-1 Estate	4 acres	1800 sq.ft. 1000 sq.ft minimum on the 1st floor of two story	Width: 200' Frontage: 75' cul de sac 120' curve; 200' Other	75' 100' Section Line Road	40'	40'	42'
TR Transitional Residential	1 acre Density of 1:2.25A	1500 sq.ft. 1000 sq.ft minimum on the 1st floor of two story	Av. Width: 150' Frontage: 75' cul de sac 120' curve; 150' Other	75' 100' Section Line Road	25'	75'	42'
TR-2 Transitional Residential 2	1 acre Density of 1:2 acres	1500 sq.ft. 1000 sq.ft minimum on the 1st floor of two story	Av. Width: 150' Frontage: 75' cul de sac 120' curve; 150' Other	75' 100' Section Line Road	25'	75' See Sec. 320-35 for note.	42'
A-1 Agricultural See note 6.	5 acres Residential buildings follow R-3 District rules	Lots less than 8 acres-Max. 1500 s.f. on 1st floor. Maximum 2500 s.f. aggregate square feet for all non-residential buildings on all floors. On 8 acres or more–no limit on non-residential building square footage.	300'	100'	100'	100'	50' ag buildings Ag structures shall not exceed height in distance from lot lines. 35' for residential dwelling
A-2 Agricultural See note 6.	35 acres Residential buildings follow R-3 District rules	No minimum on farm buildings. Residential buildings follow all R-3 zoning rules	300'	100'	100'	100'	50' ag buildings Ag structures shall not exceed height in distance from lot lines. 35' for residential dwelling
B-1 Neighborhood Business See note 7.	0.5 acre	Note: Existing & New residences follow R-3 District Requirements	100'	25' 100' Section Line Road May Apply	15'	30'	35'
B-2 General Business See note 7.	0.5 acre	Single residential unit for owner/operator following R-3 District Requirements	150'	25' 100' Section Line Road May Apply	15'	30'	45'
I-1 Institutional See note 7.	1 acre	No minimum.	200'	50' 100' Section Line Road may apply.	15' 100' if adjacent to residential district	30' 100' if adjacent to residential district	45'
M-1 Light Industrial See note 7.	1 acre	No minimum.	200'	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** See note 7.	0.5 acre for single-use commericial 1 acre for multi-use Single-family lots follow R-3 District rules	New single-family Residential follow R-3 District Requirements See Sections 320-21, 320-22, & 320-23 for setbacks and locations for single-family and multi-family square footage requirements	100' New single-family Residential follow R-3 District Requirements	25' local streets and private roads 50' STH 60	15'	30'	35' / two stories for single-family residential 45' / three stories, excluding subterranean parking, for other
M-3 Quarrying	N/A	All structures require Conditional Use Permit	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' Building Height
C-1 Conservancy	Existing residences shall comply with R-3 District requirements. New residential structures are Conditional uses following E-1 District requirements. All new accessory structures are conditional uses.						
P-1 Park	Structures: None permitted, except accessory to a principal, legal nonconforming, or approved conditional use. If the structure is accessory to an approved conditional use, the structure itself shall require a conditional use.						
TCOD & PUD	TCOD: Town Center Overlay District; see §320-34 for details. PUD: Planned Unit Development; see §320-35.						

Notes:

1. Setbacks are measured from the furthermost projection (nearest extending point of the building) to the property/lot lines
2. A second single-family dwelling may be permitted by Conditional Use in the MU-1, A-1, A-2, CR-A, CR-B, and E-1 districts; sec Section 320-56.
3. Check applicable zoning districts for available alterations to minimum lot frontage.
4. Lots may be created without frontage if the Town Board has approved a shared driveway per Sec. 279-6 D.
5. Individual lots part of a minor land division in CR-A or CR-B shall be a minimum of four acres.
6. Non-residential buildings over 1,500 square feet require architectural & site plan; see 320-27 and 320-28.
7. Individual buildings larger than 30,000 square feet require a Conditional Use Permit.

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Verify with the Town Code.