



## OFFICE OF THE BUILDING INSPECTION INFORMATION REQUIRED TO BUILD A NEW HOME

### REQUIRED APPLICATION MATERIALS:

- Three (3) sets of paper plans
  - One (1) set must be signed by the Developer or Architectural Control Committee (if applicable)
- One (1) digital copy of the plans on CD in “jpg” or “pdf” format emailed to the Building Inspector
- One (1) Energy Calculations Worksheet (“Res-Check”)
- One (1) copy of the Washington County Sanitary Permit
- Two (2) copies of a survey with the proposed home location, silt fence, tracking pad location and proposed driveway location
- One (1) completed State of Wisconsin Building Permit Application (Form SBD 5823)
- Every home builder that applies for a New Home Permit must be licensed with the State of Wisconsin. This requires a “Contractor Qualifier” Certification to be issued from the State
- Payment of Road Bond
- Payment of all necessary Impact Fees (this will depend on location)
- All necessary building permit fees:
  - \$.34 per square foot; \$50.00 minimum
- Plan Review fees:
  - \$230.00 (One- and two-family residence)

### PROJECT REQUIREMENTS:

- Development standards vary depending upon your zoning district (SEE ATTACHED)
- Setback requirements vary depending upon your zoning district (SEE ATTACHED)
- Culvert size is determined by Developer and installed by your Contractor.
  - Minimum size is 15”x24” with flared ends (CALL THE BUILDING INSPECTION OFFICE FOR SIZING)

### BUILDING INSPECTOR INFORMATION:

Joe Tillmann, Inspector – [inspector@richfieldwi.gov](mailto:inspector@richfieldwi.gov)  
(Office Hours: Tuesday and Wednesday from 7:30AM to 8:45AM and from 12:30PM to 1:15PM)

Greg Darga, Inspector – [inspectorii@richfieldwi.gov](mailto:inspectorii@richfieldwi.gov)  
(Office Hours: Friday from 7:30AM to 8:45AM and from 12:30PM to 1:15PM)

Village of Richfield  
4128 Hubertus Road  
Hubertus, WI 53033  
[www.richfieldwi.gov](http://www.richfieldwi.gov)

Phone: (262) 628-2260 Ext. 117 and 125  
Fax: (262) 628-2984

**Appendix C**  
**Zoning Districts and Dimensional Standards**

**A-1, Exclusive Agricultural District**

The A-1, Exclusive Agricultural District is intended to provide for the continuation of general farming and related uses in those areas of the Village that are not committed to urban development. It is further the intent of the A-1 District to protect rural lands in the Village from other nonfarming development until their orderly transition into nonfarming districts is required. The A-1 District is further intended to permit and limit agricultural uses meeting the conditions set forth in the Farmland Preservation Program provisions Wis. Stats. Ch. 91.

Building Standards	Details	
Building coverage, maximum	s. 170.868	The total first floor area of all buildings shall not exceed 3% of the entire parcel.
Building height for accessory building; maximum	s. 170.870	Principal farm buildings or accessory buildings except barns, elevators, grain dryers, and silos shall not exceed 25 feet in height.  Barns, elevators, grain dryers and silos shall not exceed in height the distance to the nearest lot line.
Building height for principal building, maximum	s. 170.870	40 feet
Residential floor area, minimum	s. 170.867	Farm dwellings or other residential units shall not have less than 1,000square feet in total floor area per unit.
Floor area of detached accessory buildings, maximum	s. 170.867	N/A
Number of detached accessory buildings, maximum	s. 170.876	N/A
Lot Standards [1]		
Lot area, minimum	s. 170.861	35 acres [3]  When lands in the C-1 and/or F-1 District lie adjacent to lands in the A-1 District and under the same ownership such lands may be used to meet up to 80% of the lot area requirements of the A-1 District. Such delineation may, however, disqualify the farm unit from being included in the State agricultural preservation program.
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	N/A
Lot width, minimum	s. 170.865	Farm uses as provided in this Section including farm structures hereafter erected, moved, or structurally altered shall provide a contiguous area of not less than 35 acres, and no farm parcel shall be less than 600 feet in width.  Existing residential structures and farm dwellings remaining after the consolidation of existing farms shall provide a lot area of not less than four (4) acres that has a lot width of not less than 250 feet.
Water frontage, minimum	s. 170.866	N/A
Setbacks		
Front yard setback, minimum	s. 170.871	65 feet from the established street, road, or highway right-of-way.
Rear yard setback, minimum	s. 170.871	50 feet rear yard setback on detached farm buildings.
Side yard setback, minimum	s. 170.871	50 feet on each side of a detached farm dwelling unit.  25 feet on each side of other detached principal use structures.
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	N/A
Off-street parking space		Off-street parking space in the A-1 District shall be as follows: No on-street parking will be allowed in the A-1 Exclusive Agricultural District.
Minimum utility service.		The minimum utility service in the A-1 District shall be electricity, and County approved wastewater treatment and disposal and water supply systems.

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Pursuant to Article 5, the Village Board may designate an existing building as a rural accessory building, which is not included in the total. In order to qualify as a rural accessory building, the subject property must be 3 acres or larger.
3. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
4. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**A-2, General Agricultural District**

The A-2 General Agricultural District is intended to provide for, maintain, preserve, and enhance agricultural lands historically utilized for crop production but which are not included within the A-1 Exclusive Agricultural District and which are generally best suited for smaller farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agriculture related farming activity.

Building Standards	Details	
Building coverage, maximum	s. 170.868	5 percent but upon written petition, the Plan Commission may authorize a building coverage up to 10% of the entire parcel as a Special Exception on lots of five (5) acres or greater.
Building height for accessory building; maximum	s. 170.870	15 feet except barns, elevators, grain dryers and silos which shall not exceed in height the distance of the base to the nearest property boundary.
Building height for principal building, maximum	s. 170.870	40 feet
Residential floor area, minimum	s. 170.867	Farm dwellings or other residential units shall not have less than 1,000square feet in total floor area per unit.
Floor area of detached accessory buildings, maximum	s. 170.876	N/A [2]
Number of detached accessory buildings, maximum	s. 170.876	N/A[2]
Lot Standards [1]		
Lot area, minimum	s. 170.861	10 acres [3]  When lands in the C-1 and/or F-1 District lie adjacent to the lands in the A-2 General Agricultural District and under the same ownership, such lands may be used to meet 70% of the lot area requirements of the A-2 General Agricultural District.
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	N/A
Lot width, minimum	s. 170.865	500 feet
Water frontage, minimum	s. 170.866	100 feet, if any
Setbacks		
Front yard setback, minimum	s. 170.871	65 feet from the established street, road, or highway right-of-way
Rear yard setback, minimum	s. 170.871	50 feet for all detached accessory and principal buildings
Side yard setback, minimum	s. 170.871	25 feet for principal building; 50 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	N/A
Off-street parking space		No on-street parking will be allowed in the A-2 General Agricultural District
Minimum utility service		The minimum utility service in the A-2 District shall be electricity and approved water supply and wastewater treatment and disposal systems.

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Pursuant to Article 5, the Village Board may designate an existing building as a rural accessory building, which is not included in the total. In order to qualify as a rural accessory building, the subject property must be 3 acres or larger.
3. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
4. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

- DRAFT August 17, 2022 -

**Country Estates (RS-1) District**

This district is intended to provide for single-family residential and hobby farm development that is consistent with the maintenance of a rural character and lifestyle.

Building Standards	Details	
Building coverage, maximum	s. 170.868	4 percent
Building height for accessory building; maximum	s. 170.870	Parcels less than 9 acres: 15 feet if building is 192 square feet or less; 30 feet if more than 192 square feet Parcels 9 acres or more: 15 feet if building is 192 square feet or less; 30 feet if more than 192 square feet
Building height for principal building, maximum	s. 170.870	35 feet, excluding farmstead buildings and structures in existence prior to January 1, 1960
Residential floor area, minimum	s. 170.867	1,300 square feet (not less than 1,050 square feet on first floor; and no bedroom may be less than 100 square feet, exclusive of closets)
Floor area of detached accessory buildings, maximum	s. 170.867	1 percent of total lot area for ALL detached buildings [2]
Number of detached accessory buildings, maximum	s. 170.876	2 [2]
Lot Standards [1]		
Lot area, minimum	s. 170.861	4 acres for lots created prior to April 18, 1996; 10 acres for lots created after that date [3]
Lot density, maximum	s. 170.863	
Lot frontage, minimum	s. 170.864	100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	250 feet for lots created prior to April 18, 1996; 350 feet for lots created after that date
Water frontage, minimum	s. 170.866	100 feet, if any
Setbacks		
Front yard setback, minimum	s. 170.871	65 feet for lots created prior to April 18, 1996; 125 feet for lots created after that date
Rear yard setback, minimum	s. 170.871	50 feet for principal building; 50 feet for accessory building
Side yard setback, minimum	s. 170.871	40 feet for principal building; 40 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	No standard

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Pursuant to Article 5, the Village Board may designate an existing building as a rural accessory building, which is not included in the total. In order to qualify as a rural accessory building, the subject property must be 3 acres or larger.
3. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
4. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

- DRAFT August 17, 2022 -

**Country Estate/Remnant Parcel (RS-1R) District**

This district is intended to provide for single-family residential development on "remnant parcels" in existence on the effective date of the adoption of this Chapter on July 21, 2022. The Rs-1R district serves as a transitional district between farmland areas and more intensely developed suburban areas of the Village. Clustered-oriented subdivision residential development is not allowed in this district. For the purpose of this part, a remnant parcel is a contiguous parcel of land that (i) is less than 20 acres in area; (ii) is recorded with the Register of Deeds of Washington County as a separate parcel with a separate tax key number; and (iii) is located in one or more of the following zoning districts: RR-1 and RR-2.

Building Standards	Details	
Building coverage, maximum	s. 170.868	4 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	35 feet, excluding farmstead buildings and structures in existence prior to January 1, 1960
Residential floor area, minimum	s. 170.867	1,300 square feet (not less than 1,050 square feet on first floor; and no bedroom may be less than 100 square feet, exclusive of closets)
Floor area of detached accessory buildings, maximum	s. 170.867	1 percent of total lot area for ALL buildings [2]
Number of detached accessory buildings, maximum	s. 170.876	2 [2]
Lot Standards [1]		
Lot area, minimum	s. 170.861	5 acres [3]
Lot density, maximum	s. 170.863	1 lot per 5 acres
Lot frontage, minimum	s. 170.864	100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	250 feet
Water frontage, minimum	s. 170.866	100 feet, if any
Setbacks		
Front yard setback, minimum	s. 170.871	50 feet for principal building; 50 feet for accessory building
Rear yard setback, minimum	s. 170.871	30 feet for principal building; 30 feet for accessory building
Side yard setback, minimum	s. 170.871	50 feet for principal building; 50 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	No standard

**Notes:**

1. Pursuant to Article 5, the Village Board may designate an existing building as a rural accessory building, which is not included in the total. In order to qualify as a rural accessory building, the subject property must be 3 acres or larger.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**Single-Family Residential and Rural Preservation (RS-1A) District**

This district is intended to provide for development of farm and natural open space areas into residential lots and subdivisions, wherein significant portions of such open spaces are preserved, either in the form of areas within large lots at an average gross density of 130,000 square feet (approximately three acres) per lot, or within special open space outlots, the creating of which is encouraged in this section by clustering portions of allowable lots into such outlots under a density incentive, pursuant to § 62.23(7)(b), Wis. Stats., special planned development districts, which this Rs-1A district is declared to be. This zoning classification is limited to those properties in existence on the effective date of the adoption of this Chapter on July 21, 2022

Building Standards	Details	
Building coverage, maximum	s. 170.868	8 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	35 feet, excluding farmstead buildings and structures in existence prior to January 1, 1960
Residential floor area, minimum	s. 170.867	1,300 square feet (not less than 1,050 square feet on first floor; and no bedroom may be less than 100 square feet, exclusive of closets)
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.) [2]
Number of detached accessory buildings, maximum	s. 170.876	2 [2]
Lot Standards [1]		
Lot area, minimum	s. 170.861	1.5 acres (65,340 square feet) [3]
Lot density, maximum	s. 170.863	1 lot per 130,000 square feet
Lot frontage, minimum	s. 170.864	100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	200 feet
Water frontage, minimum	s. 170.866	NA
Setbacks		
Front yard setback, minimum	s. 170.871	60 feet from any county highway, state highway, and village section line road; 50 feet from all other village roads
Rear yard setback, minimum	s. 170.871	50 feet for principal building; 50 feet for accessory building
Side yard setback, minimum	s. 170.871	30 feet for principal building; 30 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	No standard

**Notes:**

1. Pursuant to Article 5, the Village Board may designate an existing building as a rural accessory building, which is not included in the total. In order to qualify as a rural accessory building, the subject property must be 3 acres or larger.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**4. Single-Family Cluster Residential (RS-1B) District**

This district is intended to provide for the development of parcels that are 20 acres or larger into single-family residential lots and subdivisions consistent with the density and open space calculations that are established for this district. The protected open space is designed to (i) maintain and protect the rural, countryside character of the Village; (ii) allow for the continuation of limited agricultural uses in those areas best suited for such activities and when the continuation of such activities would be practical and compatible with adjoining nonfarm uses; and (iii) preserve, protect and minimize disturbance of the natural resources and environmentally sensitive areas in the Village.

Building Standards	Details	
Building coverage, maximum	s. 170.868	8 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	35 feet
Residential floor area, minimum	s. 170.867	1,300 square feet (not less than 1,050 square feet on first floor; and no bedroom may be less than 100 square feet, exclusive of closets)
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.) [2]
Number of detached accessory buildings, maximum	s. 170.876	2 [2]
Lot Standards [1]		
Lot area, minimum	s. 170.861	1.25 acres (54,450 square feet) [3]
Lot density, maximum	s. 170.863	One dwelling unit per 130,000 square feet (about 3 acres), when at least 40 percent of the site is set aside as open space
Lot frontage, minimum	s. 170.865	100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	175 feet
Water frontage, minimum	s. 170.866	NA
Setbacks		
Front yard setback, minimum	s. 170.871	60 feet from any county highway, state highway, and village section line road; 50 feet from all other village roads
Rear yard setback, minimum	s. 170.871	40 feet for principal building; 10 feet for accessory building
Side yard setback, minimum	s. 170.871	25 feet for principal building; 10 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	No standard

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Pursuant to Article 5, the Village Board may designate an existing building as a rural accessory building, which is not included in the total. In order to qualify as a rural accessory building, the subject property must be 3 acres or larger.
3. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
4. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.



**Single-Family Residential (RS-2) District**

This district is intended to provide for single-family residential development at densities not exceeding 0.67 dwelling unit per net acre. This zoning classification is limited to those parcels so designated on or before January 1, 1994.

Building Standards	Details	
Building coverage, maximum	s. 170.868	8 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	35 feet
Residential floor area, minimum	s. 170.867	1,300 square feet (not less than 1,050 square feet on first floor; and no bedroom may be less than 100 square feet, exclusive of closets)
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.) [2]
Number of detached accessory buildings, maximum	s. 170.876	2 [2]
Lot Standards [1]		
Lot area, minimum	s. 170.861	1.5 acres (65,340 square feet) [3]
Lot density, maximum	s. 170.863	1.5 acres (65,340 square feet) per lot
Lot frontage, minimum	s. 170.864	100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	200 feet
Water frontage, minimum	s. 170.866	NA
Setbacks		
Front yard setback, minimum	s. 170.871	50 feet
Rear yard setback, minimum	s. 170.871	50 feet for principal building; 50 feet for accessory building
Side yard setback, minimum	s. 170.871	30 feet for principal building; 30 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	No standard

**Notes:**

1. Pursuant to Article 5, the Village Board may designate an existing building as a rural accessory building, which is not included in the total. In order to qualify as a rural accessory building, the subject property must be 3 acres or larger.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**4. Single-Family Residential (RS-3)**

This zoning classification is limited to those parcels so designated on or before January 1, 1994 and is intended to accommodate only single family residential uses within the older, established areas of the Village where such uses are located on lots or parcels of land which are within predominantly residential areas, are smaller than 65,000 square feet in area, and were lots of record on the above date. The parcels in this district may not be rezoned to any other classification.

Building Standards	Details	
Building coverage, maximum	s. 170.868	25 percent for lots less than 0.5 acres; 15 percent for lots from 0.51 acres to 1.0 acre; 8 percent for lots from 1.1 acres and larger
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	25 feet for lots 70 feet in width and less (plus one foot for each additional five feet of side yard building setback provided beyond minimum required, or, the average height on abutting lots or parcels if average > 25 feet, whichever is higher up to maximum of 35 feet); 30 feet for lots 71 to 90 feet wide (plus one foot for each additional five feet of side yard building setback provided beyond minimum required, or, the average height on abutting lots or parcels if average > 25 feet, whichever is higher up to maximum of 35 feet); 35 feet for lots more than 91 feet wide.
Residential floor area, minimum	s. 170.867	1,300 square feet (not less than 1,050 square feet on first floor; and no bedroom may be less than 100 square feet, exclusive of closets)
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 720 square feet for lots 0.99 acres or smaller; 870 square feet for lots 1.0 to 1.49 acres; 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.) [2]
Number of detached accessory buildings, maximum	s. 170.876	2 [2]
Lot Standards [1]		
Lot area, minimum	s. 170.861	The configuration and size of existing lots may not be revised by any means. [3]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	No standard
Water frontage, minimum	s. 170.866	NA
Setbacks		
Front yard setback, minimum	s. 170.871	20 feet
Rear yard setback, minimum	s. 170.871	50 feet for principal building and accessory building, or average of existing building setbacks on abutting lots or parcels whichever is less
Side yard setback, minimum	s. 170.871	10 feet for lots 60 feet in width and less (but not less than 15 feet if resulting building setback from nearest existing structure on abutting lot or parcel is less than 15 feet); 15 feet for lots 61 to 70 feet wide; 20 feet for lots 71 to 90 feet wide; 25 feet for lots 91 to 150 feet wide; 30 feet for lots more than 150 feet wide
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	No standard

**Notes:**

1. Pursuant to Article 5, the Village Board may designate an existing building as a rural accessory building, which is not included in the total. In order to qualify as a rural accessory building, the subject property must be 3 acres or larger.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**Single-Family Lake Lots (RS-4) District**

This district is for comparatively small lake lots which have riparian shoreline lake frontage on Amy Belle Lake, Bark Lake, and Lake Five. It also refers to parcels that have riparian shoreline lake frontage on Friess Lake and Little Friess Lake, as well as properties located on Lakeview Avenue, Bonnie View Lane, Shoreland Lane, Footbridge Road, and Lake Drive. This zoning classification is limited to those parcels so designated on July 21, 2022.

Building Standards	Details	
Building coverage, maximum	s. 170.868	20 percent for lots 0.25 acres or less; 18 percent for lots from 0.26 acres to 0.40 acres; 16 percent for lots from 0.41 acres to 0.55 acres; 14 percent for lots from 0.5 acres to 0.70 acres; 12 percent for lots from 0.71 acres to 0.85 acres; 10 percent for lots from 0.86 acres to 1 acre; 8 percent for lots more than 1 acre
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	25 feet
Residential floor area, minimum	s. 170.867	1,300 square feet (not less than 650 square feet on first floor; and no bedroom may be less than 100 square feet, exclusive of closets)
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 720 square feet for lots 0.99 acres or smaller; 870 square feet for lots 1.0 to 1.49 acres; 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	0.46 acres (20,000 square feet) (any vacant lot that is less than 7,500 square feet is unbuildable) [2]
Lot density, maximum	s. 170.863	
Lot frontage, minimum	s. 170.864	50 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	100 feet
Water frontage, minimum	s. 170.866	100 feet (any vacant lot that is less than 50 feet is unbuildable)
Setbacks		
Front yard setback, minimum	s. 170.871	20 feet for principal building; 20 feet for accessory building
Rear yard setback, minimum	s. 170.871	50 feet for principal building and accessory building on a lot without any lake frontage; 75 feet for principal building and accessory building on a lot with lake frontage
Side yard setback, minimum	s. 170.871	10 feet for lots 100 feet in width and less; 15 feet for lots 101 to 150 feet wide; 20 feet for lots more than 150 feet wide; 3 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	No standard

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**Two-Family Cluster/Open Space Residential (RD-1) District**

This district is intended to provide for two-family residential lots consistent with the density and open space calculations that are established for this district. The protected open space is designed to (i) maintain and protect the rural, countryside character of the Village; (ii) allow for the continuation of limited agricultural uses in those areas best suited for such activities and when the continuation of such activities would be practical and compatible with adjoining nonfarm uses; and (iii) preserve, protect, and minimize disturbance of the natural resources and environmentally sensitive areas in the Village. The minimum lot area of a proposed land division is limited to those parcels that are 10 acres or larger.

Building Standards	Details	
Building coverage, maximum	s. 170.868	8 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	35 feet
Residential floor area, minimum	s. 170.867	1,100 square feet (not less than 900 square feet on first floor; and no bedroom may be less than 100 square feet, exclusive of closets)
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	2 acres per two-family building [2]
Lot density, maximum	s. 170.863	3 acres per two-family building
Lot frontage, minimum	s. 170.864	75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	175 feet
Setbacks		
Front yard setback, minimum	s. 170.871	60 feet from any county highway, state highway, and village section line road; 50 feet from all other village roads
Rear yard setback, minimum	s. 170.871	40 feet; 10 feet for accessory building less than 192 square feet
Side yard setback, minimum	s. 170.871	25 feet; 10 feet for accessory building less than 192 square feet
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	No standard

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**Two-Family Residential (RD-2) District**

This district is intended to provide for two-family dwelling units at a density that is consistent with the overall rural character of the Village and that of the surrounding area. This district is intended to border a golf course and commercially zoned property within the STH 175 corridor. This district may only be applied to entire properties within 1,200 feet of STH 175. As an additional requirement, primary access to a residential development in this district must only be provided off STH 175.

Building Standards	Details	
Building coverage, maximum	s. 170.868	8 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	35 feet
Residential floor area, minimum	s. 170.867	1,100 square feet (not less than 900 square feet on first floor; and no bedroom may be less than 100 square feet, exclusive of closets)
Floor area of detached accessory buildings, maximum	s. 170.876	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	0.5 acre per dwelling unit [2]
Lot density, maximum	s. 170.863	One two-family building per acre, or one individual dwelling unit per 0.5 acres
Lot frontage, minimum	s. 170.864	50 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	140 feet
Setbacks		
Front yard setback, minimum	s. 170.871	60 feet from any county highway, state highway, and village section line road; 50 feet from all other village roads
Rear yard setback, minimum	s. 170.871	40 feet for principal building; 10 feet for accessory building
Side yard setback, minimum	s. 170.871	25 feet for principal building; 25 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	No standard

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Some land uses may only occur on lots that are larger than the minimum lot area listed in this table. Those land uses are listed in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

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**Neighborhood Business (B-1) District**

This district is intended to provide for individual or small groups of retail and customer service retail establishments in a shopping center setting. This type of district is generally separated from other major commercial areas but near residential development and include such amenities as increased open space and ample off-street parking and loading areas and architectural or landscape screening from adjacent nonbusiness uses, making such retail uses or centers more compatible with the character of adjacent residential districts.

Building Standards	Details	
Building coverage, maximum	s. 170.868	25 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	35 feet
Nonresidential floor area, minimum	s. 170.867	450 square feet for a single store or shop
Nonresidential floor area, maximum	s. 170.867	900 square feet for a single store or shop
Floor area of detached accessory buildings, maximum	s. 170.876	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	2 acres [2]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	200 feet
Setbacks		
Front yard setback, minimum	s. 170.871	100 feet
Rear yard setback, minimum	s. 170.871	40 feet for principal building; 40 feet for accessory building
Side yard setback, minimum	s. 170.871	40 feet for principal building; 40 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	50 percent

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**Community Business (B-2) District**

This district is intended to provide for individual or large groups of retail and customer service retail establishments in a shopping center setting. This type of district is usually located at or near the intersections of two arterial streets or highways and designed for the convenience of weekly or monthly one-stop shopping and includes such amenities as increased open space and ample off-street parking and loading areas and architectural screening or landscaping.

Building Standards	Details	
Building coverage, maximum	s. 170.868	25 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	45 feet
Nonresidential floor area, minimum	s. 170.867	450 square feet for a single store or shop
Nonresidential floor area, maximum	s. 170.867	No standard
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 1 percent of total lot area for ALL buildings. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	8 acres [2]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	200 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	400 feet
Setbacks		
Front yard setback, minimum	s. 170.871	100 feet
Rear yard setback, minimum	s. 170.871	40 feet for principal building; 40 feet for accessory building
Side yard setback, minimum	s. 170.871	40 feet for principal building; 40 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	50 percent

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
2. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**General Business (B-3) District**

This district is intended to provide for the orderly continuation and revitalization of the older established business areas of the Village where uses are not exclusively of one type but, rather, mixed and include retail sales shops, wholesale and warehousing outlets, and institutional, recreational, and even residential uses. Many of the existing businesses in this district may not meet the requirements of the B-1 or B-2 district. It is the intent of this district to provide minimum requirements for all new uses of land within the district and a guide for the redevelopment and revitalization of uses of land in existence on January 1, 1960.

Building Standards	Details	
Building coverage, maximum	s. 170.868	60 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	45 feet
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170.867	300 square feet for a single store or shop
Nonresidential floor area, maximum	s. 170.867	No standard
Floor area of attached garage, maximum	s. 170.867	NA
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	2 acres [2]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	200 feet
Setbacks		
Front yard setback, minimum	s. 170.871	30 feet for principal building and accessory building, or average of adjacent uses, whichever is greater
Rear yard setback, minimum	s. 170.871	25 feet for principal building; 25 feet for accessory building
Side yard setback, minimum	s. 170.871	5 feet for lots less than 60 feet in width; 7 feet for lots from 60 feet and more, but less than 70 feet; 10 feet for lots from 70 feet and more, but less than 80 feet; 12 feet for lots from 80 feet and more, but less than 90 feet; 15 feet for lots from 90 feet and more, but less than 100 feet; 17 feet for lots from 100 feet and more, but less than 150 feet; 20 feet for lots from 150 feet and more
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	85 percent

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.



**Highway Business (B-4) District**

This district is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.

Building Standards	Details	
Building coverage, maximum	s. 170.868	30 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	35 feet
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170.867	No standard
Nonresidential floor area, maximum	s. 170.867	No standard
Floor area of attached garage, maximum	s. 170.867	NA
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 720 square feet for lots 0.99 acres or smaller; 870 square feet for lots 1.0 to 1.49 acres; 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	1 acre (43,560 square feet) [2]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	150 feet
Setbacks		
Front yard setback, minimum	s. 170.871	40 feet
Rear yard setback, minimum	s. 170.871	Same as in adjoining zoning district, but not less than 10 feet
Side yard setback, minimum	s. 170.871	25 feet for principal building; 25 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	55 percent

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**Downtown Business (B-5) District**

This district is intended to establish, enhance, and preserve the unique character of the Village's downtown area along STH 175, north of STH 167 and south of Pleasant Hill Road. The district, which is limited to those properties generally located along STH 175 or abutting properties with direct highway access, is intended to help act as a gateway to the community by enhancing the opportunities for commercial redevelopment, to establish and maintain small, neighborhood-scale mixed uses, while encouraging high-quality design and architectural standards befitting of a higher density commercial zoning district.

Building Standards	Details	
Building coverage, maximum	s. 170.868	60 percent, except the Plan Commission may allow more as a special exception pursuant to Article 5.
Building height for accessory building; maximum	s. 170.870	NA
Building height for principal building, maximum	s. 170.870	45 feet, or two stories, whichever is less
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170.867	300 square feet for a single store or shop
Nonresidential floor area, maximum	s. 170.867	No standard
Floor area of attached garage, maximum	s. 170.867	NA
Floor area of detached accessory buildings, maximum	s. 170.867	NA
Number of detached accessory buildings, maximum	s. 170.876	0
Lot Standards [1]		
Lot area, minimum	s. 170.861	No standard [2]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	No standard
Water frontage, minimum	s. 170.866	NA
Setbacks		
Front yard setback, minimum	s. 170.871	0 feet
Front yard setback, maximum	s. 170.871	15 feet
Rear yard setback, minimum	s. 170.871	10 feet for principal building
Side yard setback, minimum	s. 170.871	10 feet for principal building on west side of STH 175; 0 feet for principal building on east side of STH 175
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	80 percent

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

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**Destination Venue (B-6) District**

This district is intended to allow the continuation of existing restaurants and taverns which were in existence on the effective date of this Chapter on July 21, 2022 which are located outside of the STH 175 commercial corridor and which draw patrons from the region.

Building Standards	Details	
Building coverage, maximum	s. 170.868	35 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	45 feet
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170.867	No standard
Nonresidential floor area, maximum	s. 170.867	No standard
Floor area of attached garage, maximum	s. 170.867	NA
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	2 acres [2]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	200 feet
Water frontage, minimum	s. 170.866	NA
Setbacks		
Front yard setback, minimum	s. 170.871	40 feet
Rear yard setback, minimum	s. 170.871	40 feet for principal building; 40 feet for accessory building
Side yard setback, minimum	s. 170.871	40 feet for principal building; 40 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	55 percent

**Notes:**

1. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
2. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**Light Industry (I-1) District**

This district is intended to accommodate industrial, manufacturing, and similar uses where most of the activities are conducted within an enclosed building. Compatible community and civic uses are also allowed.

Building Standards	Details	
Building coverage, maximum	s. 170.868	40 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	35 feet
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 720 square feet for lots 0.99 acres or smaller; 870 square feet for lots 1.0 to 1.49 acres; 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	1 acre (43,560 square feet) [2]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	150 feet
Setbacks		
Front yard setback, minimum	s. 170.871	30 feet
Rear yard setback, minimum	s. 170.871	25 feet for principal building; 25 feet for accessory building
Side yard setback, minimum	s. 170.871	10 feet for principal building; 10 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	60 percent

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**General Industry (I-2) District**

This district is intended to accommodate industrial, manufacturing, and similar uses where some or all the activities are conducted outside of an enclosed building. Compatible community and civic uses are also allowed.

Building Standards	Details	
Building coverage, maximum	s. 170.868	50 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	40 feet
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 870 square feet for lots 1.0 to 1.49 acres; 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	1.5 acre (65,340 square feet) [2]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	150 feet
Setbacks		
Front yard setback, minimum	s. 170.871	30 feet
Rear yard setback, minimum	s. 170.871	25 feet for principal building; 25 feet for accessory building
Side yard setback, minimum	s. 170.871	25 feet for principal building; 25 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	75 percent

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**Institutional (INST) District**

This district is intended to accommodate institutional uses, whether maintained by the Village, another governmental body, or a private business, that are deemed to be a permanent use. This district is located in and adjoining residential areas of the Village where such uses are consistent with existing and planned residential uses.

Building Standards	Details	
Building coverage, maximum	s. 170.868	25 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	35 feet for roof pitch of 2.5:12 or less; 42 feet for roof pitch of 2.5:12 or more, but less than 8:12; 50 feet for roof pitch of 8:12 or more
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 720 square feet for lots 0.99 acres or smaller; 870 square feet for lots 1.0 to 1.49 acres; 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	1.0 acres (43,560 square feet) [2]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	150 feet
Setbacks		
Front yard setback, minimum	s. 170.871	40 feet for principal building and accessory building, or average setback of existing principal buildings on either side, whichever is less; 50 feet if abutting a residential zoning district
Rear yard setback, minimum	s. 170.871	25 feet for principal building; 25 feet for accessory building
Side yard setback, minimum	s. 170.871	30 feet for principal building and accessory building, or equal to the actual distance on either side or the setback requirement for the adjoining district, whichever is greater; 50 feet if abutting a residential zoning district
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	45 percent

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

**Park and Recreation (P-1) District**

This district is intended to provide for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses.

Building Standards	Details	
Building coverage, maximum	s. 170.868	10 percent
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet
Building height for principal building, maximum	s. 170.870	35 feet
Floor area of detached accessory buildings, maximum	s. 170.876	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 720 square feet for lots 0.99 acres or smaller; 870 square feet for lots 1.0 to 1.49 acres; 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2
Lot Standards [1]		
Lot area, minimum	s. 170.861	No standard [2]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.864	75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.865	100 feet
Water frontage, minimum	s. 170.866	No standard
Setbacks		
Front yard setback, minimum	s. 170.871	40 feet for principal building; 40 feet for accessory building
Rear yard setback, minimum	s. 170.871	40 feet for principal building; 40 feet for accessory building
Side yard setback, minimum	s. 170.871	40 feet for principal building; 40 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet
Impervious surface, maximum	s. 170.869	20 percent

**Notes:**

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Some land uses are only allowed on lots that are larger than this minimum. Those land uses are listed in the land use summary in Appendix B.
3. All development within this District must comply with Chapter 167 of the Village Code, entitled Erosion Control and Stormwater Management.

- DRAFT August 17, 2022 -

**Railroad (SP-1) District**

This district is intended to accommodate commercial railroad lines and spur lines.

There are no specific dimensional standards for this base zoning district.



## RESIDENTIAL ZONING DISTRICTS (SETBACKS STANDARDS)

*Please call Village Hall to determine what district you live in  
262-628-2260*

<u>ZONING DISTRICT</u>	<u>FRONT YARD SETBACK</u>	<u>REAR YARD SETBACK</u>	<u>SIDE YARD SETBACK</u>
RS-1, Country Estates	65'	50'	40'
RS-1R, Country Estate/Remnant Parcel	50'	30'	50'
RS-1A, Single-Family Residential and Rural Preservation	60' from any county highway, state highway, and village section line of road  50' from all other village roads	50'	30'
RS-1B, Single-Family Cluster Residential	60' (any county highway, state highway, and village section line of road)  50' (all other village roads)	40' (principal building)  10' (accessory building)	25' (principal building)  10' (accessory building)
RS-2, Single-Family Residential	50'	50'	30'
RS-3, Single-Family Residential	20'	50' (principal and accessory buildings) or average of existing building setbacks on abutting lots or parcels, whichever is less	10' for lots $\leq 60'$ (but not less than 15' if resulting building setback from nearest existing structure on abutting lot or parcel is $\leq 15'$ )  15' for lots 61' to 70' wide  20' for lots 71' to 90' wide  25' for lots 91' to 150' wide  30' for lots $> 150'$ wide
RS-4, Single-Family Lake Lots	20'	50' (non-lake properties)  75' (lake properties)	10' for lots $\leq 100'$ wide  15' for lots 101' to 150' wide  20' for lots $> 150'$ wide  3' (accessory building)

## RESIDENTIAL ZONING DISTRICTS (HEIGHT STANDARDS)

*Please call Village Hall to determine what district you live in  
262-628-2260*

<u>ZONING DISTRICT</u>	<u>PRINCIPAL BUILDING, MAXIMUM ALLOWABLE HEIGHT</u>	<u>ACCESSORY BUILDING, MAXIMUM ALLOWABLE HEIGHT</u>
RS-1, Country Estates	35'	35'
RS-1R, Country Estate/Remnant Parcel	35'	Parcels $\leq 9$ acres: 15' if building is $\leq 192$ square feet 20' if building is $> 192$ ' (but not to exceed the height of the principal building)
RS-1A, Single-Family Residential and Rural Preservation	35'	15' if building is $\leq 192$ square feet 20' if building is $> 192$ ' (but not to exceed the height of the principal building)
RS-1B, Single-Family Cluster Residential	35'	15' if building is $\leq 192$ square feet 20' if building is $> 192$ ' (but not to exceed the height of the principal building)
RS-2, Single-Family Residential	35'	15' if building is $\leq 192$ square feet 20' if building is $> 192$ ' (but not to exceed the height of the principal building)
RS-3, Single-Family Residential	25' for lots $\leq 70$ ' wide * 30' for lots 71' to 90' wide * 35' for lots $> 91$ ' wide  *plus 1' for each additional 5' of side yard building setback provided beyond minimum required, or, the average height on abutting lots or parcels if average is $> 25$ ', whichever is higher up to maximum of 35'	15' if building is $\leq 192$ square feet 20' if building is $> 192$ ' (but not to exceed the height of the principal building)
RS-4, Single-Family Lake Lots	25'	15' if building is $\leq 192$ square feet 20' if building is $> 192$ ' (but not to exceed the height of the principal building)