



**AMENDED AGENDA
ZONING CODE SUBCOMMITTEE
VILLAGE HALL
4128 HUBERTUS ROAD
SEPTEMBER 24, 2020
7:30PM**

1. Call to Order/ Roll Call
2. Verification of Compliance with Open Meeting Law
3. Pledge of Allegiance
4. DISCUSSION/ACTION ITEMS
 - a. Discussion regarding Chapter 70 Zoning Code Recodification
5. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at www.richfieldwi.gov. Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Appendix C Zoning Districts and Dimensional Standards

Rural Residential (RR-1) district

This district is intended to accommodate single-family residential uses, some agricultural uses, and other compatible land uses in areas planned for residential growth. The parcels in this district are 20 acres or larger.

Building Standards	Details	
Building coverage, maximum	s. 170.868	4 percent
Building height for accessory building; maximum		15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet [2]
Building height for principal building, maximum	s. 170.870	35 feet [2]
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 attached garage, maximum	s. 170.867	50 percent of the area of the living area
Number of detached accessory buildings, maximum	s. 170.876	2 [3]
Lot Standards [1]		
Lot area, minimum	s. 170.861	20 acres [4]
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.865	100 feet
Lot width, minimum	s. 170.864	350 feet
Water frontage, minimum	s. 170.866	150 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; 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. []	6 percent

Notes:

1. New lots that are created must comply with any number of requirements. Some are listed in this part.
2. Excluding farmstead buildings and structures in existence prior to the effective date of the ordinance from which this standard is derived. (Jim – See s. 70.____. What date is that?)
3. 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.
4. 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.

Rural Residential (RR-2) district

This district is intended to accommodate single-family residential uses, some agricultural uses, and other compatible land uses in areas planned for residential growth. The parcels in this district are less than 20 acres.

Building Standards	Details	
Building coverage, maximum	s. 170.868	4 percent
Building height for accessory building; maximum		15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet [2]
Building height for principal building, maximum	s. 170.870	35 feet [2]
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 attached garage, maximum	s. 170.867	50 percent of the area of the living area
Number of detached accessory buildings, maximum	s. 170.876	2 [3]
Lot Standards [1]		
Lot area, minimum	s. 170.861	5 acres [4]
Lot density, maximum	s. 170.863	NA
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	200 feet
Water frontage, minimum	s. 170.866	100 feet
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. []	6 percent

Notes:

Country Estates (RS-1)

~~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. The Rs-1 country estate district is intended to provide for single-family residential and hobby or minifarm development that is consistent with the maintenance of a rural country side character and lifestyle. This Rs-1 district serves as a transitional district between the farmland areas and the more-intensely developed suburban areas in the Village.~~

Building Standards	Details	
Building coverage, maximum	s. 170.868	4 percent
Building height for accessory building; maximum		15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet [2]
Building height for principal building, maximum	s. 170.870	35 feet [2]
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 attached garage, maximum	s. 170.867	50 percent of the area of the living area
Number of detached accessory buildings, maximum	s. 170.876	2 [3]
Floor area of detached accessory buildings, maximum	s. 170. []	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. [3]
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. [4]
Lot density, maximum	s. 170.863	
Lot frontage, minimum	s. 170.865	No standard - OR - 100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	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
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. []	No standard

Notes:

Country Estate/Remnant Parcel (RS-1R)

This district is This district is intended to provide for single-family residential development on "remnant parcels" as defined herein. The intent of this district is to permit a one-time only minor land division for development of single-family dwellings on remnant parcels. Why is there a limit on one-time? Do you track that? 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 existed insert date 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. The RS-1R country estate/remnant parcel district is intended to provide for single-family residential development on "remnant parcels" of land, as defined below. The RS-1R district serves as a transitional district between farmland areas and more intensely developed suburban areas of the Village. The intent of this district is to permit a one-time only minor land division for development of single-family dwellings on remnant parcels. Clustered-oriented subdivision residential development is prohibited in this district. **Definition.** A remnant parcel is a contiguous parcel of land by the date of enactment of this ordinance, meeting the following criteria: (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: A-1, A-1A, A-2, or UC.

Building Standards	Details	
Building coverage, maximum	s. 170.868	4 percent
Building height for accessory building; maximum		No standard - OR - 15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet [2]
Building height for principal building, maximum	s. 170.870	35 feet [2]
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 attached garage, maximum	s. 170.867	50 percent of the area of the living area
Number of detached accessory buildings, maximum	s. 170.876	2 [3]
Floor area of detached accessory buildings, maximum	s. 170. []	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. [3]
Lot Standards [1]		
Lot area, minimum	s. 170.861	5 acres [4]
Lot density, maximum	s. 170.863	1 lot per 5 acres
Lot frontage, minimum	s. 170.865	No standard - OR - 100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	250 feet
Water frontage, minimum	s. 170.866	
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. []	5 percent

Notes:

- DRAFT June 11, 2020 -

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

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 Wis. Stats. § 62.23(7)(b), special planned development districts, which this Rs-1A district is declared to be. This zoning classification is limited to those properties so designated on insert date. The Rs-1A single-family residential and rural preservation 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 Wis. Stats. § 62.23(7)(b), special planned development districts, which this Rs-1A district is declared to be. Further, this Rs-1A zoning classification is restricted solely to properties located within the Rs-1A single-family residential and rural preservation district prior to the effective date of the ordinance from which this section is derived.

Building Standards	Details	
Building coverage, maximum	s. 170.868	8 percent
Building height for accessory building; maximum		No standard - OR - 15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet [2]
Building height for principal building, maximum	s. 170.870	35 feet [2]
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 attached garage, maximum	s. 170.867	50 percent of the area of the living area
Number of detached accessory buildings, maximum	s. 170.876	2 [3]
Floor area of detached accessory buildings, maximum	s. 170. 	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. [3]
Lot Standards [1]		
Lot area, minimum	s. 170.861	1.5 acres (65,340 square feet) [4]
Lot density, maximum	s. 170.863	1 lot per 130,000 square feet
Lot frontage, minimum	s. 170.865	50 feet - OR - 100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	200 feet
Water frontage, minimum	s. 170.866	
Setbacks		
Front yard setback, minimum	s. 170.871	50 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. 	No standard

Notes:

Single-Family Cluster Residential (RS-1B)

~~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. The Rs-1B single-family cluster/open space residential district is intended to provide for the development of agricultural and other open space areas at least 20 acres in area or larger into single-family residential lots and subdivisions at a gross density that does not exceed one dwelling unit per 130,000 square feet (approximately 3.0 acres) where a minimum of 40% of such areas are required to be preserved as open space areas within and around the development of homesites designed to: (i) maintain and protect the rural 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 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		15 feet - OR - 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
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 attached garage, maximum	s. 170.867	50 percent of the area of the living area
Number of detached accessory buildings, maximum	s. 170.876	2 [2]
Floor area of detached accessory buildings, maximum	s. 170. []	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]
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	50 feet - OR - 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; 30 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	40 feet for principal building; 10 feet for accessory building
Other		
Distance between driveway and property boundary line, minimum		5 feet

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Impervious surface, maximum	s. 170.4	No standard
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Notes:

Single-Family Residential (RS-2)

This district is ... 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 January 1, 1994.

Building Standards	Details	
Building coverage, maximum	s. 170.868	8 percent
Building height for accessory building; maximum		No standard - OR - 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
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 attached garage, maximum	s. 170.867	50 percent of the area of the living area
Number of detached accessory buildings, maximum	s. 170.876	2 [2]
Floor area of detached accessory buildings, maximum	s. 170. []	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]
Lot Standards [1]		
Lot area, minimum	s. 170.861	65,000 square feet [3]
Lot density, maximum	s. 170.863	65,000 square feet per lot
Lot frontage, minimum	s. 170.865	No standard - OR - 100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	200 feet
Water frontage, minimum	s. 170.866	
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. []	No standard

Notes:

Single-Family Residential (RS-3)

~~This district is intended to accommodate single-family residential uses on lots that were smaller than 65,000 square feet on insert date. This district is intended to accommodate only single-family residential uses in existence on the effective date of the ordinance from which this chapter is derived, and their accessory uses in existence on the effective date of the ordinance from which this chapter is derived 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 date of approval of this chapter.~~

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. 170.869	No standard - OR - 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	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 [2]
Residential floor area, minimum	s. 170.867	No standard - OR - 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 attached garage, maximum	s. 170.867	50 percent of the area of the living area
Number of detached accessory buildings, maximum	s. 170.876	2 [2]
Floor area of detached accessory buildings, maximum	s. 170.871	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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	No standard (Jim - lets discuss what this means)
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.865	No standard - OR - 100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	No standard
Water frontage, minimum	s. 170.866	
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. 170.872	No standard

Notes:

Single-Family Lake Lots (RS-4)

This district is for comparatively small lake lots fronting on or in the immediate area of Amy Belle, Bark, Friess, Lake Five, and Little Friess lakes. This zoning classification is limited to those parcels so designated on insert date, 2020. This district is intended to provide for limited development of single-family residential housing, of parcels no more than 19.99 acres, with any new parcels maintaining a minimum of 100 feet of lake frontage, for lakeshore properties on Amy Belle, Bark, Friess, Lake Five, and Little Friess Lakes, including those portions of the Village of Richfield that are also regulated by the floodplain district of the Village of Richfield Code of Ordinances. All permitted principal uses and accessory uses under this section shall also be subject to applicable provisions of the Village of Richfield Code of Ordinances and regulations by the Department of Natural Resources as amended from time to time.

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. 170.869	No standard - OR - 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	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 attached garage, maximum	s. 170.867	50 percent of the area of the living area
Number of detached accessory buildings, maximum	s. 170.876	2
Floor area of detached accessory buildings, maximum	s. 170.871	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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	20,000 square feet (any vacant lot that is less than 7,500 square feet is unbuildable)
Lot density, maximum	s. 170.863	
Lot frontage, minimum	s. 170.865	50 feet - OR - 50 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	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		

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Distance between driveway and property boundary line, minimum	5 feet
Impervious surface, maximum	s. 170,  No standard

Notes:

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

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. The Rd-1 two-family cluster/open space residential district is intended to provide for the development of agricultural and other open space areas 10 acres in area or larger into two-family residential lots and subdivisions at a gross density that does not exceed one two-family structure per 3.0 gross acres or one individual dwelling unit per 1.5 gross acres where a minimum of 40% of such areas are required to be preserved as open space areas within and around the development of homesties 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. It is further intended that this Rd-1 district serve as a transitional district between the farmland and rural residential areas and the more intensely developed commercial/industrial areas and major transportation corridors in the Village.

Building Standards	Details	
Building coverage, maximum	s. 170.868	8 percent
Building height for accessory building; maximum	s. 170.869	15 feet - OR - 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
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 attached garage, maximum	s. 170.867	50 percent of the area of the living area
Number of detached accessory buildings, maximum	s. 170.876	2
Floor area of detached accessory buildings, maximum	s. 170.877	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.
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. 170.865	50 feet - OR - 75 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	
Setbacks		
Front yard setback, minimum	s. 170.871	50 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		

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Distance between driveway and property boundary line, minimum	5 feet
Impervious surface, maximum	s. 170. <input type="checkbox"/> No standard

Notes:

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Two-Family Residential (RD-2)

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 ~~shall~~must only be provided off STH 175.

Building Standards	Details	
Building coverage, maximum	s. 170.868	8 percent
Building height for accessory building; maximum		___ - OR - 15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet [2]
Building height for principal building, maximum	s. 170.870	35 feet [2]
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 attached garage, maximum	s. 170.867	50 percent of the area of the living area
Number of detached accessory buildings, maximum	s. 170.876	2
Floor area of detached accessory buildings, maximum	s. 170. ___	No standard - Or - 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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	0.5 acre per dwelling unit [3]
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. 170.865	50 feet - OR - 50 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	140 feet
Water frontage, minimum	s. 170.866	
Setbacks		
Front yard setback, minimum	s. 170.871	50 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. ___	No standard

Notes:

Neighborhood Business (B-1)

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	No standard - OR - __ percent
Building height for accessory building; maximum		No standard - OR - 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
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170. []	450 square feet for a single store or shop
Nonresidential floor area, maximum	s. 170. []	9,00 square feet for a single store or shop
Floor area of attached garage, maximum	s. 170.867	NA
Number of detached accessory buildings, maximum	s. 170.876	No standard - OR - 2
Floor area of detached accessory buildings, maximum	s. 170. []	No standard - OR - 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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	2 acres
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.865	No standard - OR - 75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	200 feet
Water frontage, minimum	s. 170.866	NA
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. []	No standard - OR - __ percent

Notes:

Community Business (B-2)

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. 170.869	No standard - OR - 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	45 feet
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170.868	450 square feet for a single store or shop
Nonresidential floor area, maximum	s. 170.869	No standard
Floor area of attached garage, maximum	s. 170.867	NA
Number of detached accessory buildings, maximum	s. 170.876	No standard - OR - 2
Floor area of detached accessory buildings, maximum	s. 170.870	No standard - OR - 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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	8 acres
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.865	No standard - OR - 200 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	400 feet
Water frontage, minimum	s. 170.866	
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. 170.872	No standard - OR - __ percent

Notes:

General Business (B-3)

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 ~~insert date the effective date of the ordinance from which this chapter is derived.~~

Building Standards	Details	
Building coverage, maximum	s. 170.868	60 percent
Building height for accessory building; maximum	s. 170. 	No standard - OR - 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	45 feet, except as allowed by the Plan Commission pursuant to s. 170. (70.161(F))
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170. 	300 square feet for a single store or shop
Nonresidential floor area, maximum	s. 170. 	No standard
Floor area of attached garage, maximum	s. 170.867	NA
Number of detached accessory buildings, maximum	s. 170.876	No standard - OR - 2
Floor area of detached accessory buildings, maximum	s. 170. 	No standard - OR - 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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	2 acres
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.865	No standard - OR - 100 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	200 feet
Water frontage, minimum	s. 170.866	
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 50 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. 	No standard - OR - <u> </u> percent

Notes:

Highway Business (B-4)

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		15 feet - OR - 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
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170. 	No standard
Nonresidential floor area, maximum	s. 170. 	No standard
Floor area of attached garage, maximum	s. 170.867	NA
Number of detached accessory buildings, maximum	s. 170.876	No standard - Or - 2
Floor area of detached accessory buildings, maximum	s. 170. 	No standard - Or - 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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	1 acre (43,560 square feet)
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.865	50 feet - OR - 75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	150 feet
Water frontage, minimum	s. 170.866	
Setbacks		
Front yard setback, minimum	s. 170.871	40 feet
Rear yard setback, minimum	s. 170.871	Same as in adjoining district, but not less than 10 feet (Jim - need to revise this)
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. 	No standard - OR - <u> </u> percent

Notes:

Downtown Business (B-5)

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 s. 170.868
Building height for accessory building; maximum	s. 170.869	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
Number of detached accessory buildings, maximum	s. 170.876	0
Floor area of detached accessory buildings, maximum	s. 170.869	NA
Lot Standards [1]		
Lot area, minimum	s. 170.861	No standard
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.865	50 feet - OR - 75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	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. 170.868	No standard - OR - 80 percent

Notes:

Destination Venue (B-6)

This district is intended to allow the continuation of existing restaurants and taverns that 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. 170.869	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	45 feet (except by PC per 70.161(F))
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170.868	No standard
Nonresidential floor area, maximum	s. 170.869	No standard
Floor area of attached garage, maximum	s. 170.867	NA
Number of detached accessory buildings, maximum	s. 170.876	2
Floor area of detached accessory buildings, maximum	s. 170.870	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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	2 acres
Lot density, maximum	s. 170.863	NA
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	200 feet
Water frontage, minimum	s. 170.866	
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. 170.872	55 percent

Notes:

Light Industry (I-1)

This district is ... 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. 170.869	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
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170.867	NA
Nonresidential floor area, maximum	s. 170.867	NA
Floor area of attached garage, maximum	s. 170.867	NA
Number of detached accessory buildings, maximum	s. 170.876	2
Floor area of detached accessory buildings, maximum	s. 170.870	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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	1 acre (43,560 square feet)
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.865	75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	150 feet
Water frontage, minimum	s. 170.866	
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. 170.868	60 percent

Notes:

General Industry (I-2)

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 (Jim - Doesn't make sense compared to M-1)
Building height for accessory building; maximum	s. 170.869	40 feet - Or - 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	40 feet
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170.868	NA
Nonresidential floor area, maximum	s. 170.869	NA
Floor area of attached garage, maximum	s. 170.867	NA
Number of detached accessory buildings, maximum	s. 170.876	2
Floor area of detached accessory buildings, maximum	s. 170.870	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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	1.5 acre (65,340 square feet)
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.865	50 feet - OR - 75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	150 feet (recommended)
Water frontage, minimum	s. 170.866	
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. 170.872	__ percent

Notes:

Institutional (INST)

This district is ~~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. The I-1 institutional district is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or quasipublic ownership and where the use for public or quasipublic purpose is anticipated to be permanent.~~

Building Standards	Details	
Building coverage, maximum	s. 170.868	NA - OR - 25 percent
Building height for accessory building; maximum	s. 170.870	No standard - OR - 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 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
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
Number of detached accessory buildings, maximum	s. 170.876	No standard - OR - 2
Floor area of detached accessory buildings, maximum	s. 170.876	No standard - OR - 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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	1.0 acres (43,560 square feet)
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.865	No standard - OR - 75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	150 feet
Water frontage, minimum	s. 170.866	
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	No standard - OR - 45 percent

Notes:

Park and Recreation (P-1)

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. 170.869	No standard - OR - 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
Residential floor area, minimum	s. 170.867	NA
Nonresidential floor area, minimum	s. 170.868	NA
Nonresidential floor area, maximum	s. 170.869	NA
Floor area of attached garage, maximum	s. 170.867	NA
Number of detached accessory buildings, maximum	s. 170.876	No standard - OR - 2
Floor area of detached accessory buildings, maximum	s. 170.877	No standard - OR - 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.
Lot Standards [1]		
Lot area, minimum	s. 170.861	No standard
Lot density, maximum	s. 170.863	NA
Lot frontage, minimum	s. 170.865	No standard - OR - 75 feet for typical lot; 35 feet for lot on cul-de-sac bulb
Lot width, minimum	s. 170.864	100 feet
Water frontage, minimum	s. 170.866	
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. 170.878	No standard - OR - 20 percent

Notes:

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Railroad (SP-1)

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

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

