

**Town of Cedarburg**

**Zoning Requirements for Accessory Buildings**

(Principal structure or use must exist before accessory building construction, which must be located in the side or rear yard.)

| Zoning District                                            | Maximum Building (Sq.Ft.) Total                                                                                              | Minimum Distance from Principal Structure | *Minimum Setback – Street Yard (feet) | *Minimum Setback- Side Yard (feet)                                              | *Minimum Setback - Rear Yard (feet)                                             | Maximum Height (feet)                                                                                          |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| R-1 Single Family Residential                              | 1,000 s.f. max for minimum lot size + 100 s.f. for each additional ¼ acre up to 1,500 s.f. max                               | 10'                                       | Permitted by Conditional Use Only     | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 15' if single story residence.<br>25' if 1.5 or 2 story residence. Never exceed height of principle structure. |
| R-2 Single Family Residential<br>See Section 320-109 (A)5. | 1,000 s.f. max for minimum lot size + 100 s.f. for each additional ¼ acre up to 1,500 s.f. max                               | 10'                                       | Permitted by Conditional Use Only     | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 15' if single story residence.<br>25' if 1.5 or 2 story residence. Never exceed height of principle structure. |
| R-3 Single Family Residential<br>See Section 320-109 (A)5. | 1,000 s.f. max for minimum lot size + 100 s.f. for each additional ¼ acre up to 1,500 s.f. max                               | 10'                                       | Permitted by Conditional Use Only     | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 15' if single story residence.<br>25' if 1.5 or 2 story residence. Never exceed height of principle structure. |
| CR-A Countryside Residential*****                          | 1,000 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,500 s.f. max                                               | 10'                                       | Permitted by Conditional Use Only     | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 25'                                                                                                            |
| CR-B Countryside Residential*****                          | 1500 s.f. or less for lots <10 acres<br>Lots >10 acres are allowed an additional 1,000 s.f. per acre<br><br>***SEE EXCEPTION | 10'                                       | Permitted by Conditional Use Only     | 40' for buildings that house animals<br><br>25' for other buildings             | 40' for buildings that house animals<br><br>25' for other buildings             | 25'                                                                                                            |
| E-1 Estate                                                 | 2,000 s.f.<br>Or<br>greater than 2,000 s.f. with architectural design and site plan approval                                 | 10'                                       | 125'                                  | 40'                                                                             | 40'                                                                             | 35'                                                                                                            |
| TR Transitional Residential*****                           | 1,000 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,500 s.f. max                                               | 10'                                       | Permitted by Conditional Use Only     | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 15' if single story residence.<br>25' if 1.5 or 2 story residence. Never exceed height of principle structure. |
| TR-2 Transitional Residential 2*****                       | 1,000 s.f. max first acre + 100 s.f. for each additional ¼ acre 1,500 s.f. max                                               | 10'                                       | Permitted by Conditional Use Only     | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 25'<br>10' if <150 s.f. & in rear yard<br>Corner lot requires CUP for exception | 15' if single story residence.<br>25' if 1.5 or 2 story residence. Never exceed height of principle structure. |
| A-1 Agricultural ****                                      | N/A<br>***SEE EXCEPTION                                                                                                      | N/A                                       | 75'                                   | 25'                                                                             | 25'                                                                             | 42'                                                                                                            |
| A-2 Agricultural ****                                      | N/A<br>***SEE EXCEPTION                                                                                                      | N/A                                       | 75'                                   | 25'                                                                             | 25'                                                                             | 42'                                                                                                            |
| Business Districts (B-1,2,3)                               | Not Permitted                                                                                                                | Not Permitted                             | Not Permitted                         | Not Permitted                                                                   | Not Permitted                                                                   | Not Permitted                                                                                                  |
| M-1 Industrial                                             | Not Permitted                                                                                                                | Not Permitted                             | Not Permitted                         | Not Permitted                                                                   | Not Permitted                                                                   | Not Permitted                                                                                                  |
| M-2 Industrial & Mixed Use                                 | N/A                                                                                                                          | N/A                                       | 25'                                   | 15'                                                                             | 30'                                                                             | 25' or one story                                                                                               |
| M-3 Quarry                                                 | By conditional use                                                                                                           |                                           | 100'                                  | 100'                                                                            | 100'                                                                            | 45'                                                                                                            |
| C-1 Conservancy                                            | By Conditional Use Only                                                                                                      |                                           |                                       |                                                                                 |                                                                                 |                                                                                                                |
| P-1 Public & Private Park                                  | All Structures are Conditional Uses                                                                                          |                                           |                                       |                                                                                 |                                                                                 |                                                                                                                |

\* Setbacks are measured from the furthestmost projection (soffits, fireplaces, decks/porches, steps, windows) to the property line  
 \*\*\* Any individual structure, being newly constructed, that is greater than 1,500 square feet shall be subject to architectural design approval (including approval of building materials to be used ) and site plan approval by the Plan Commission and Town Board  
 \*\*\*\* Farm dwellings are considered accessory structures in Agricultural Districts. The zoning requirements on farm dwellings are the same as the zoning requirements for primary structures in the R-3 district.  
 \*\*\*\*\* Size of structures in TR, CR-A and CR-B may be increased by conditional use permit if the accessory buildings existed at the time the lot was platted and if buildings have been deemed by the Landmarks Commission and Plan Commission to be of historic or preservative value as determined by § 320-63 of this chapter.