

Attachment 365a - Zoning Ordinance Schedule of Regulations

Village of Sauk City

Amended December 11, 2018

District		Lot Requirements		Minimum Yard Dimensions (k)						Maximum Building Size					Maximum Percent Lot Coverage (all buildings)	Site Plan Required
Use	Minimum Area (square feet)	Minimum Width (feet)	Principal Buildings			Accessory Buildings			Principal Buildings		Accessory Buildings					
			Front (feet)	Each Side (feet)	Rear (feet)	Front (feet)	Each Side (feet)	Rear (feet)	Stories	Height (Feet) (n)	Stories	Height (Feet) (m, n)	Area (square feet)			
R-R	One-family	21,780	80	30	12 (c)	30	30	8 (c)	8	2½	30	1.5	15	900 (o)	30%	No
R-1-A	One-family	9,000	80	25	12(c)	25	25 (q)	8(c)	8(f)	2½	30	1.5	15	900 (o)	30%	No
R-1-B	One-family	8,000	66(a)	25	Total 18 Minimum 7	25	25 (q)	8(c)	8(f)	2½	30	1.5	15	900 (o)	30%	No
R-2	One- and two-family	8,000	66(a)	25	12(c)	25	25 (q)	8(c)	8(f)	2½	30	1.5	15	900(o)	30%	No
R-M	Multifamily	8,000(d)	66(a)	25	12(c)	25	25 (q)	(c)	(f)	3	40	1.5	15	No limit	30%	Yes
B-C	Central business	3,700	33	—	(e)(h)	30	—	(e)	15	3	45	1.5	20	No limit	35%	Yes
B-H	Highway business	8,000	132	25	10 minimum 30 total(e)	30	25	8(e)	15	3	45	1.5	20	No limit	35%	Yes
B-N	Neighborhood business	See Note (j) for all minimum requirements														
M-L	Limited industrial	15,000	100	25	Equal to height 10 minimum(h)	25	25	15(i)	20	3	45	1	20	No limit	40%	Yes
M-G	General industrial	87,120 (2 acres)	250	50	25	30	50	25(i)	20(i)	3	45	1	20	No limit	50%	Yes
A-G	Agricultural	174,240 (4 acres)	250	50	30	30	50	50	50	—	50	2½	35	No limit	—	No
A-P	Agricultural Preservation	35 acres (r)	300	50	25	30	50	20	25	—	50	2½	40 (p)	No limit	—	No
A-H	Agricultural Holding	87,120 (2 acres)	250	50	25	30	50	20	25	—	50	2½	40 (p)	1500	—	No
A-T	Agricultural Transition	32,670	80	30	12	30	30	8	8	—	50	2½	40 (p)	1500	—	No
A-R	Agriculture-Related Manufacturing and Commercial	87,120 (2 acres)	250	30	25	30	30	25(i)	20(i)	—	50	2½	40 (p)	1500	—	No
F-P	Floodplain	Open space uses and associated structures														
F-W	Floodway	Open space uses only														

ADDITIONAL REGULATIONS:

- (a) Minimum lot width for corner lots: 70 feet.
- (b) Shopping centers require a minimum area of four acres; minimum frontage of 400 feet; and the following setbacks: 100 feet front, 40 feet side and 40 feet rear.
- (c) Minimum side yard for street side of corner lot: 15 feet.
- (d) Minimum lot area per multifamily dwelling unit: at least 2,000 square feet and not less than 1,500 square feet plus 500 square feet per bedroom.
- (e) Minimum side yard when abutting residential area must be 15 feet.
- (f) Minimum of 10 feet from an alley.
- (g) Minimum setback from federal, state or county trunk highways shall be 25 feet.
- (h) If a side yard is provided, it shall have a minimum width of 10 feet.
- (i) Minimum side or rear setback when abutting residential area: 50 feet.
- (j) Minimum area, width, setback, side yards, and rear yard shall conform to the requirements of the most restrictive residential area abutting.

- (k) Minimum setback from county trunk highways and town roads shall be 63 feet from the center line of the roadway or 30 feet from the edge of the right-of-way line, whichever is more restrictive. Minimum setback from federal or state trunk highways shall be 110 feet from the center line of the roadway or 50 feet from the right-of-way line, whichever is more restrictive.
- (l) Minimum side and rear setbacks of principal and accessory structures in the A-P, A-H and A-T Zones shall be the same as the side and rear setback requirement in the rest of the Town of Prairie du Sac, as determined by the Town Board of Supervisors.
- (m) Maximum accessory building heights listed here require a permanent foundation, otherwise the maximum height is eight feet, six inches.
- (n) Building height is measured as the vertical distance from the mean elevation of the finished grade along the primary street frontage of the building to the highest point on a flat roof, or to the deckline of a mansard roof, or to the mean height between eaves and ridge for gable, hip, or gambrel roofs. Accessory building height will be measured in the same manner, using the elevation facing the nearest parcel boundary.

- (o) Maximum *cumulative* area of *all* accessory buildings is 900 feet.
- (p) For Accessory Farm or Forestry Structures, height shall instead not exceed twice the distance to the nearest property line and there is no maximum number of floors
- (q) Except by site plan approval under this Chapter, no part of any accessory building may be located in the front yard between the front lot line and the dwelling.
- (r) Farm residences existing as of August 18, 2011 and related farm structures remaining after farm consolidation may be separated from the farm without rezoning; provided, however, that the lot created must be at least 20,000 square feet in area and comply with the minimum yard, maximum building height and maximum percent lot coverage requirements of the R-1-A District. Land division approval by the Village of Sauk City and Town of Prairie du Sac Extraterritorial Zoning Committee is required prior to creating such a lot.