Ch. 10.03 Attachment 1 - Zoning Ordinance Schedule of Regulations

Village of Sauk City

Amended: June 30, 2026

Zoning District		Lot Requirements (b)		Minimum Yard Dimensions (b) (k)						Maximum Building Size					Maximum Percent Lot Coverage (all buildings)	Site Plan Required
				Principal Buildings			Accessory Buildings			Principal Buildings		Accessory Buildings				
Abbrev.	Title	Minimum Area (square feet)	Minimum Width (feet)	Front (feet) (k)	Each Side (feet)	Rear (feet)	Front (feet) (k)	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)	8 (c)	8 (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	4	50	1.5	20	No limit	35%	Yes
B-N	Neighborhood business	See Note (j) for all minimum requirements														
B-T	Transitional business (g)	65,340 (1.5 acres)	200	25	10 minimum 30 total (e)	30	25	8 (e)	15	2	30	1.5	20	1500 (o)	35%	Yes
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 (l)	87,120 (2 acres)	250	50	25	30	50	20	25	—	50	2½	40 (p)	1500	—	No
A-T	Agricultural transition (l)	21,780	80	30	12	30	30	8	8	—	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. Where a zero lot line structure is allowed, minimum area and width assigned to each unit shall be ½ of that listed herein (controls over (d)), and minimum interior side yard along the common wall of two units shall be zero feet.

(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 for each studio and one-bedroom unit plus 500 square feet per each additional bedroom.

(e) Minimum side yard when abutting residential area must be 15 feet.

(f) Minimum of 10 feet from an alley.

(g) In addition to the B-T district lot requirements in this table, while a parcel is zoned B-T it shall not be divided and new and expanded buildings are subject to size limits per § 365-47(G).

(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 district abutting.

(k) Minimum building setback from center line of U.S. Highway 12 shall be as follows: between Dallas Street and Highway 60/Ballweg Drive, 110 feet; between Highway 60/Ballweg Drive and Sauk Prairie Roads, 175 feet. See Hwy 12/Phillips Boulevard Design Standards for maximum building setbacks where applicable.

(l) Minimum lot area and width in the A-H and A-T districts are for lots legally recorded before January 1, 2023. For lots created after that date, the minimum lot area and width in the A-H and A-T districts are the same is those in the A-P district.

(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 deck line 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 square feet (or 1,500 square feet in B-T district).

(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.