

ZONING CODE

17 Attachment 2

Village of Mount Horeb

Chart 1

Lot, Yard and Building Requirements

[Amended 5-3-2000 by Ord. No. 2000-05; 4-5-2006 by Ord. No. 2006-08; 9-6-2006 by Ord. No. 2006-23; 1-3-2007 by Ord. No. 2007-01; 1-2-2008 by Ord. No. 2008-02; 7-8-2009 by Ord. No. 2009-18; 11-6-2013 by Ord. No. 2013-10; 8-3-2016 by Ord. No. 2016-01; 9-5-2018 by Ord. No. 2018-08; 10-3-2018 by Ord. No. 2018-11; 7-10-2019 by Ord. No. 2019-03; 3-3-2021 by Ord. No. 2021-02; 5-1-2024 by Ord. No. 2024-08]

	Min. Lot Area (square feet)	Min. Lot Width (feet) (at front setback line)	Min. Street Frontage at Right-of-Way (feet)	Max. Building Height (feet)/ Size	Max. Impervious Surface (%)	Principal Building Min. Front Yard (feet)	Principal Building Min. Side Yard (feet)	Principal Building Min. Rear Yard (feet)	Accessory Building Max. Height (feet)	Accessory Building Min. Distance from Side Lot Line (feet)	Accessory Building Min. Distance from Rear Lot Line (feet)	Design Review Required
Old Village Area R-1 and R-2 17.73	10,000	75	50/40	35/2.5 stories	40	30	8 min./ 16 combined ²	30	15 ¹³	3	5 ¹¹	No
R-1	10,000	75	50/40 ¹	35/2.5 stories	40	30	8 min./ 20 combined ²	40	15 ¹³	5	5 ¹¹	No
R-2 (single family, 2-flats, duplex)	10,000	75	50/40 ¹	35/2.5 stories	40	30	8 min./ 20 combined ²	35	15 ¹³	5	5 ¹¹	No
R-2 (zero lot line)	10,000 ³	Total of 75/min. 25 per individual dwelling	Total of 50/40 min. 20/15 per individual dwelling ¹	35/2.5 stories	65	30	0/8 ⁴	35	15 ¹³	5	5 ¹¹	No
R-3	See Note #5	75	50/40 ¹	35/2.5 stories	40	30	15	25	15 ¹³	5	5 ¹¹	Yes
R-3 (townhouses/ zero lot line)	See Note #5	75	50/40 ¹	35/2.5 stories	40	30	15	25	15 ¹³	5	5 ¹¹	Yes

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R-4	See Note #5	Total of 75/min. 20 per individual dwelling	Total of 50/40 min. 20/15 per individual dwelling ¹	35/2.5 stories	40	30	15	25	15 ¹³	5	5 ¹¹	Yes
MSB	2,400	24	50/40 ¹	N/A	90	As existing as of January 1, 2009	8 ⁴	20 ¹⁰	15 ¹³	5	5	Yes
NB	10,000	75	50/40 ¹	35/5,000 square feet for ground floor	80	20	8 min./ 20 combined ²	25	15 ¹³	5	5	Yes
PB ⁷	20,000	75	50/40 ¹	45/ See Group Developments	75	20	10	25	15 ¹³	5	5	Yes
CB	2,000	24	N/A	50 max/ 20 min.	N/A	N/A	N/A	N/A	15 ¹³	5	5	Yes
PO	20,000	75	50/40 ¹	45/ See Group Developments	75	20	10	25	15 ¹³	5	5	Yes
I-1	20,000	100	50/40 ¹	35	60	10	30	20	15 ¹³	10	10	Yes
I-2	40,000	100	50/40 ¹	35	60	10	30	20	15 ¹³	10	10	Yes
P1	40,000	100	50/40 ¹	50	75	25 ⁹	15/30 ¹²	30	15 ¹³	3 ¹¹	3 ¹¹	Yes
A-1	5 acres ⁸	200	50/40 ¹	35/2.5 stories	N/A	30	30	30	15 ¹³	45	45	No
CO-1	N/A	N/A	50/40 ¹	35	N/A	30	30	30	15 ¹³	10	10	Yes
PD-1	3 acres ⁸	See PD-1 for regulations determination							15 ¹³	See PD-1 for regulations determination		

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NOTES:

- ¹ Minimum street frontage of 50 feet on a regular street, and 40 feet for a cul-de-sac for individual attached dwellings a minimum of 20 feet on a regular street and 15 feet on a cul-de-sac applies.
- ² For corner lots, the sides yard adjacent to the street shall not be less than 30 feet for residential properties and 20 feet for commercial properties.
- ³ Total of 10,000 square feet before the structure is divided and then lots must be a minimum of 4,000 square feet.
- ⁴ The lot line adjacent to a common wall will be 0 feet from side yard or will meet the Building Code and Fire Code in the case of V-shaped duplexes and twin homes. See also, § 17.20(1)(a)2 and (1)(a)3.
- ⁵ For multifamily dwelling units, the following minimum square footage of lot area applies:
 - Efficiency and 1 bedroom: 1,800 square feet.
 - 2 bedroom units: 2,900 square feet.
 - 3 bedroom units: 3,200 square feet.
 - 4 or more bedroom units: 4,300 square feet.The minimum lot area for single family and two-family shall be the same as in the R-2 District.
- ⁶ For townhomes split into individual attached dwellings, the minimum lot area shall be equivalent to the formula for all multifamily dwellings, above, and the minimum lot width shall be 20 feet for interior units and 30 feet for end units.
- ⁷ Shopping centers require a minimum area of three acres, a minimum street frontage of 400 feet, a minimum 100-foot front yard setback, a minimum of 40-foot rear yard setback and a minimum of 40-foot side yard setback.
- ⁸ For residential unit only.
- ⁹ Minimum 40-foot front yard setback for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
- ¹⁰ Minimum of 20 feet from a nonresidential rear lot line and a minimum of 30 feet from a residential rear lot line.
- ¹¹ Minimum of 10 feet from an alley.
- ¹² Minimum of 20 feet setback from residential side lot line, and 15 feet from nonresidential side lot line.
- ¹³ If greater than maximum height by conditional use permit process only.

Accessory buildings are not permitted to encroach upon any easement and are not permitted in the front yard except in Zoning District A-1 with an 80-foot setback required or on certain corner lots with a conditional use permit in the residential zoning districts per Section 17.16(8)

For properties adjacent to a limited access highway or the Military Ridge Trail right-of-way, where extra lot depth has been provided in accordance with Ch. 18.40(3)(a) of this Code and the same is noted on the plat, the 30 feet immediately adjacent to such highway or right-of-way shall not be counted to meet any minimum side or rear yard requirement.