

ZONING

250 Attachment 7

Village of Johnson Creek

Appendix E
Bulk Regulations
(Requirements per Articles II and III)
[Amended 8-11-2008 by Ord. No. 13-08]

Summary of Village of Johnson Creek Residential Bulk Standards

Zoning District	Minimum Lot ¹ Area (square feet)	Minimum Lot Width (feet)	Maximum Setbacks (feet)						Maximum Building Height		
			Front/Street ²	Side to Home ³		Rear to Home ³	Rear/Side to Accessory Building ⁴	Pavement ⁵	Minimum Dwelling Separation (feet)	Home (feet)	Accessory Building (feet)
				Least Side	Sum of Sides						
Rural Holding	35 acres	300	35/40	50	100	100	50/50	10/10	100	35	20
Single-Family Residential-3	12,150	90	25/40	10	20	30	3/5	10/10	60	35	15
Single-Family Residential-4	10,000	80	25/40	10	20	30	3/5	10/10	20	35	15
Two-Family Residential-6	9,000	90	25/40	0/8 ⁶	0/16 ⁶	25	3/5	10/10	0/16 ⁷	35	15
Multifamily Residential-8	4,500 to 10,000 per du	100 ⁷	30/40	0/10 ⁶	0/20 ⁶	30	3/5	10/10	0/20 ⁷		
Multifamily Residential-10	4,500 to 10,000 per du	120 ⁷	30/40	0/12 ⁶	0/24 ⁶	35	3/5	10/10	0/20	35	18

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Zoning District	Minimum Lot ¹ Area (square feet)	Minimum Lot Width (feet)	Maximum Setbacks (feet)						Maximum Building Height		
			Front/Street ²	Side to Home ³		Rear to Home ³	Rear/Side to Accessory Building ⁴	Pavement ⁵	Minimum Dwelling Separation (feet)	Home (feet)	Accessory Building (feet)
				Least Side	Sum of Sides						
Neighborhood Office ⁸	See footnote #8	—	—	—	—	—	—	—	—	—	—
Planned Office	—	—	—	—	—	—	—	—	—	—	—
Neighborhood Business ⁸	See footnote #8	—	—	—	—	—	—	—	—	—	—
Planned Business	—	—	—	—	—	—	—	—	—	—	—
General Business	—	—	—	—	—	—	—	—	—	—	—
Central Business	—	—	—	—	—	—	—	—	—	—	—

NOTES:

¹ Measured from existing or officially mapped right-of-way line, whichever is farthest from the centerline of the street.

² For street with said right-of-way equal to or greater than 100 feet, 40 feet of setback is required.

³ Additional setbacks may be required along zoning district boundaries. See § 250-79.

⁴ Accessory buildings shall be three feet from the property line; five feet from an alley.

⁵ Minimum of 10 feet from a side or rear yard (or additional per § 250-79), minimum of 10 feet from a public street.

⁶ Zero feet where property line divides attached buildings.

⁷ Twenty feet for townhouse on interior of row, 30 feet for townhouse on end of row.

⁸ For single-family homes see the SR-4 District. For two-family homes, see the TR-6 District. For 3+ unit buildings, see the MR-8 or MR-10 District.

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Village of Johnson Creek Nonresidential Bulk Standards

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Setbacks						Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front/Street (feet)	Side From		Rear (feet)	Side/Rear from Acces. Bldg. (feet)	Pavement (feet)		
				Residential (feet)	Non-Residential (feet)					
Rural Holding ¹	40,000 ²	100	35/40	50	50	50	10/5	5/10 ⁶	100	50
Single-Family Residential-3	12,150	100	25/40	30	30	30	10/5 ⁵	5/10 ⁶	60	35
Single-Family Residential-4 ¹	10,000	100	25/40	40	12	40	10/5 ⁵	5/10 ⁶	12	35
Two-Family Residential-6 ¹	12,150	100	25/40	40	12	40	10/5 ⁵	5/10 ⁶	12	35
Multifamily Residential-8 ¹	10,000	100	25/40	40	12	40	10/5 ⁵	5/10 ⁶	20	35
Multifamily Residential-10	10,000	100	25/40	40	12	40	10/5 ⁵	5/10 ⁶	20	35
Institutional Residential ¹	10,000	100	25/40	40	12	40	10/5 ⁵	5/10 ⁶	20	35
Neighborhood Office	10,000	60	25/40	15	25	25	10/5 ⁵	5/10 ⁶	24	35
Planned Office	20,000	120	50/40	20	0/20	20	10/5 ⁵	10	0/40 ⁴	45
Neighborhood Business	10,000	60	25/40	15	15	25	10/5 ⁵	5/10 ⁶	24	35
Planned Business	20,000	100	50/40	20	0/20 ⁴	20	10/5 ⁵	5/10 ⁶	0/40 ⁴	45
General Business	20,000	100	50/40	20	0/20 ⁴	20	10/5 ⁵	5/10 ⁶	0/40 ⁴	45
Central Business	2,000	24	Maximum setback of 0 feet or block average, except per Plan Commission as a component of site design Side yard is 10 feet from residential			0/10 ⁷	10/5 ⁵	0 ⁶	Maximum is 0, except per Plan Commission	50; minimum is 20 except per Plan Commission
Planned Industrial	20,000	90	50/40	20	20	20	10/5 ⁵	5/10 ⁶	40	50
General Industrial	10,000	90	50/40	50	20	30	10/5 ⁵	5/10 ⁶	40	40
Heavy Industrial	20,000	90	50/40	50	20	40	10/5 ⁵	5/10 ⁶	40	40

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NOTES:

¹ Bulk requirements for institutional uses, such as churches and schools, in agricultural and residential districts.

² May be reduced to 20,000 square feet with a conditional use permit.

⁴ Zero feet where property line divides attached buildings.

⁵ Accessory buildings shall be 10 feet from the property line; five feet from an alley.

⁶ Five feet from side and rear lot lines, except where modified along district boundary by required bufferyard; see § 250-79; 10 feet from front or street line.

⁷ Ten feet from residential districts.