

ZONING  
325 Attachment 3  
Town of West Bend

Appendix C  
Dimensional Standards

	R-1N	R-1NC	R-1R	R-1RC	R-1S - Existing Lots	R-1S - New Lots	R-1SMU	B-1	B-2	M-1	P-1
<b>Lot Standards</b>											
Lot area, minimum (See § 325-137, Definitions)	1.5 acres with a base density of one unit per 2.5 acres	1 acre with a base density of one unit per 2.5 acres and additional density as allowed per § 325-26 (F)	2.5 acres with a base density of one unit per 3.5 acres	1 acre with a base density of one unit per 3.5 acres and additional density as allowed per § 325-27 (F)	10,000 square feet for sewered lots and 20,000 square feet for unsewered lots, per § NR 115.05 (1)(a)1.	10,000 square feet for sewered lots and 20,000 square feet for unsewered lots, per § NR 115.05 (1)(a)1.	10,000 square feet for sewered lots and 20,000 square feet for unsewered lots, per § NR 115.05 (1)(a)1.	2 acres	1 acre	1 acre	None
Lot width, minimum (See § 325-137, Definitions)	120 feet	120 feet	120 feet	120 feet	Average of 65 feet for sewered lots; average of 100 feet for unsewered lots, per § NR 115.05 (1)(a)1	Average of 65 feet for sewered lots; average of 100 feet for unsewered lots, per § NR 115.05 (1)(a)1	Average of 65 feet for sewered lots; average of 100 feet for unsewered lots, per § NR 115.05 (1)(a)1	150 feet	100 feet	125 feet	None
Lot frontage, minimum (See § 325-137, Definitions)	66 feet	66 feet	66 feet	66 feet	50 feet	66 feet	66 feet	66 feet	66 feet	66 feet	66 feet
<b>Building Standards</b>											
Principal building height, maximum (See § 325-137, Definitions)	35 feet	35 feet	35 feet	35 feet	22 feet for a predominantly flat or slightly pitched roof on a lot that is 50 feet or less in width at the building line  25 feet for a gable, hip, or gambrel roof on a lot that is 50 feet or less in width at the building line  25 feet for a predominantly flat or slightly pitched roof on a lot that is wider than 50 feet at the building line  35 feet for a gable, hip, or gambrel roof on a lot that is wider than 50 feet at the building line  Note: (1) For the purpose of measuring the lot width, the measurement is taken at the building face closest to the lake shore. (2) The height of the basement is excluded if less than 50 percent of the foundation wall is exposed	35 feet	35 feet	35 feet	35 feet	45 feet	35 feet
Accessory building height, maximum	20 feet	20 feet	20 feet	20 feet	12 feet for sidewall facing the street and 13 feet (mean) on sidewall facing the side lot line	20 feet	20 feet	35 feet	35 feet	35 feet	35 feet
Accessory building floor area, maximum								No maximum	No maximum	No maximum	No maximum
Less than 1 acre	864 square feet	864 square feet	864 square feet	864 square feet	864 square feet	864 square feet	864 square feet				
1 acre to 1.99 acres	1,200 square feet	1,200 square feet	1,200 square feet	1,200 square feet	1,200 square feet	1,200 square feet	1,200 square feet				
2 acres to 2.99 acres	1,400 square feet	1,400 square feet	1,400 square feet	1,400 square feet	1,400 square feet	1,400 square feet	1,400 square feet				
3 acres to 4.99 acres	1,600 square feet	1,600 square feet	1,600 square feet	1,600 square feet	1,600 square feet	1,600 square feet	1,600 square feet				
5 acres to 6.99 acres	2,000 square feet	2,000 square feet	2,000 square feet	2,000 square feet	2,000 square feet	2,000 square feet	2,000 square feet				
7 acres and larger	7,000 square feet, none larger than 2,000 square feet	7,000 square feet, none larger than 2,000 square feet	7,000 square feet, none larger than 2,000 square feet	7,000 square feet, none larger than 2,000 square feet	7,000 square feet, none larger than 2,000 square feet	7,000 square feet, none larger than 2,000 square feet	7,000 square feet, none larger than 2,000 square feet				
Living area, minimum (See § 325-137, Definitions)	1,500 square feet	1,500 square feet	1,500 square feet	1,500 square feet	1,200 square feet with at least 600 square feet on first floor	1,200 square feet with at least 950 square feet on first floor	1,200 square feet with at least 600 square feet on first floor	NA	NA	NA	NA

## WEST BEND CODE

	R-1N	R-1NC	R-1R	R-1RC	R-1S - Existing Lots	R-1S - New Lots	R-1SMU	B-1	B-2	M-1	P-1
<b>Principal Building Setbacks</b>											
Street or primary street setback, minimum	50 feet	50 feet	50 feet	50 feet	25 feet	50 feet	75 feet	50 feet	50 feet	50 feet	25 feet
Side setback, minimum (See § 325-137, Definitions)	25 feet	25 feet	30 feet	30 feet	7 feet	25 feet	10 feet	25 feet	25 feet	25 feet	10 feet
Rear setback, minimum (See § 325-137, Definitions)	50 feet	50 feet	50 feet	40 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Shore setback, minimum (See § 325-137, Definitions)	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet
<b>Accessory Building Setbacks</b>											
Street setback, minimum	50 feet	50 feet	50 feet	50 feet	25 feet	50 feet	75 feet	50 feet	50 feet	50 feet	25 feet
Side setback, minimum	25 feet	25 feet	25 feet	25 feet	7 feet	10 feet	Existing setback	25 feet	25 feet	25 feet	10 feet
Rear setback, minimum	25 feet	25 feet	25 feet	25 feet	7 feet	10 feet	Existing setback	25 feet	25 feet	25 feet	10 feet
Shore setback, minimum	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	NA	NA	NA	75 feet
<b>Other Standards</b>											
Impervious surface, maximum (See § 325-137, Definitions)	20 percent	20 percent	20 percent	20 percent	NA	NA	NA	50 percent outside of shoreland	50 percent outside of shoreland	75 percent outside of shoreland	20 percent outside of shoreland
Separation between principal and accessory buildings, minimum	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Separation between accessory buildings, minimum	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	10 feet	10 feet	10 feet	10 feet
Separation from lot line to driveway, minimum	5 feet	5 feet	5 feet	5 feet	3 feet	3 feet	5 feet	5 feet	5 feet	5 feet	5 feet

**Key for Districts:** R-1N Neighborhood Residential; R-1NC Neighborhood Residential (Conservation Development); R-1R Rural Residential; R-1RC Rural Residential (Conservation Development); R-1S Shoreland Residential; R-1SMU Shoreland Residential/Mixed-Use; B-1 Commercial/Mixed-Use; B-2 Commercial/Mixed-Use; M-1 Industrial; P-1 Public and Private Park