

ZONING

390 Attachment 2

Village of Williams Bay

Figure 390-0502: Summary of Residential Bulk Standards

Zoning Districts											
	AH	ER	SF-1	SF-2	SF-3	SF-6	SF-CPP	TF	MF-12	MF-18	SB
Minimum lot area	Res: 35 ac or 40,000 sf (w/CUP)	Res: 65,000 sf Nonres: 2 ac	Res: 1 ac Nonres: 2 ac	Res: 20,000 sf Nonres: 20,000 sf	Res: 12,000 sf Nonres: 20,000 sf	Res: 7,200 sf Nonres: 12,000 sf	See § 390-0213	Res: SF: 6,000 sf TF: 6,000 sf/du Townhouse: 3,000 sf/du Nonres: 12,000 sf	Res: SF: 6,000 sf TF: 6,000 sf/du Townhouse: 3,000 sf/du MF: 12,000 sf Nonres: 12,000 sf	Res: SF: 6,000 sf TF: 6,000 sf/du Townhouse: 3,000 sf/du MF: 12,000 sf Nonres: 12,000 sf	12,000 sf
Maximum lot area	5 ac	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum gross density	1 du/35 ac	0.7 du/ac	1 du/ac	2 du ac	3.5 du/ac	6 du/ac	See § 390-0213	10 du/ac	12 du/ac	18 du/ac	3.5 du/ac
Maximum building coverage	30%	30%	30%	30%	30%	30%	See § 390-0213	40%	40%	40%	30%
Minimum landscape surface ratio	50%	50%	50%	50%	50%	50%	See § 390-0213	50%	50%	50%	50%
Minimum lot width	200 ft.	200 ft.	200 ft.	120 ft.	90 ft.	60 ft.	See § 390-0213	Res: SF: 60 ft. TF: 55 ft./du Townhouse: 30 ft./du Nonres: 100 ft.	Res: SF: 60 ft. TF: 55 ft./du Townhouse: 30 ft./du MF: 100 ft. Nonres: 100 ft.	Res: SF: 60 ft. TF: 55 ft./du Townhouse: 30 ft./du MF: 100 ft. Nonres: 100 ft.	90 ft.
Minimum front and street side yard setback	30 ft.	30 ft. 100 ft. from Cedar Point Drive	30 ft.	30 ft.	30 ft.	30 ft.	See § 390-0213	30 ft.	30 ft.	30 ft.	30 ft.
Minimum shore yard setback	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.

WILLIAMS BAY CODE

Zoning Districts											
	AH	ER	SF-1	SF-2	SF-3	SF-6	SF-CPP	TF	MF-12	MF-18	SB
Minimum interior side yard setback	30 ft.	30 ft.	30 ft.	20 ft.	15 ft.	10 ft.	See § 390-0213	8 ft.	Res: SF: 8 ft. TF: 8 ft. Townhouse: 8 ft. MF: 25 Nonres: 25 ft.	Res: SF: 8 ft. TF: 8 ft. Townhouse: 8 ft. MF: 25 ft. Nonres: 25 ft.	15 ft.
Minimum rear yard setback	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	See § 390-0213	30 ft.	30 ft.	30 ft.	30 ft.
Maximum principal building height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	See § 390-0213	35 ft.	35 ft.	35 ft.	35 ft.
Minimum building separation	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	20 ft.	See § 390-0213	16 ft.	16 ft.	16 ft.	30 ft.
Accessory structure interior side yard setback*	5/10 ft.	5/10 ft.	5/10 ft.	5/10 ft.	5/10 ft.	5/10 ft.	See § 390-0213	5/10 ft.	5/10 ft.	5/10 ft.	5 ft.
Accessory structure rear yard setback*	5/10 ft.	5/10 ft.	5/10 ft.	5/10 ft.	5/10 ft.	5/10 ft.	See § 390-0213	5/10 ft.	5/10 ft.	5/10 ft.	5 ft.
Maximum accessory structure height	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	See § 390-0213	15 ft.	15 ft.	15 ft.	15 ft.

NOTE:

* <200 sf structure/> 200 sf structure