

ZONING

435 Attachment 3

Appendix Summary of Area, Yard and Height Requirements

Zoning District	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Area			Floor Area			Minimum Building Yards/Setbacks ^a			Maximum Principal and Accessory Building Height ^c (feet)
		Total Area	Open Space	Average Width (feet)	Minimum Total Floor Area (square feet)	Minimum Ground/First Floor Area (square feet)	Maximum Floor Area Ratio	Street Yard (feet)	Side Yard ^b (feet)	Rear Yard ^b (feet)	
A-2 Rural Home/Holding	0.3	3 acres	—	200	1,500	900	10%	50	30	30	35 15 ^d
R-1 Single-Family Residential	1.0	1 acre	—	120	1,300	900	10%	50	20	20	35 15
R-2 Single-Family Residential	1.45	30,000 square feet	—	120	1,200	900	15%	50	20	20	35 15
R-3 Two-Family Residential	Two-family: 2.9 Single-family: 1.45	30,000 square feet	—	100	Two-family: 1,400 or 700 per dwelling unit Single-family: 1,000	Two-family: 1,400 Single-family: 850	20%	50	20	20	35 15

WALES CODE

Zoning District	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Area			Floor Area			Minimum Building Yards/Setbacks ^a			Maximum Principal and Accessory Building Height ^c (feet)
		Total Area	Open Space	Average Width (feet)	Minimum Total Floor Area (square feet)	Minimum Ground/First Floor Area (square feet)	Maximum Floor Area Ratio	Street Yard (feet)	Side Yard ^b (feet)	Rear Yard ^b (feet)	
R-4 Multifamily Residential	8.0	—	35%	120	Efficiency: 600 1-bedroom: 800 2-bedroom: 1,000 3-bedroom: 1,200	2,000	—	50	50	50	35 15
B-1 Neighborhood Business	—	30,000 square feet	35%	100	—	—	—	50	20	20	35 15
B-2 General Business	—	30,000 square feet	35%	100	—	—	—	50	10	10	35 15
B-3 Central Business/Mixed Use	—	— ^e	20%	— ^e	—	—	—	20	10	10	35 15
M-1 Limited Industrial	—	1 acre	35%	150	—	—	—	50	10	10	35 25
I-1 Institutional	—	30,000 square feet	35%	120	—	—	—	50	20	20	35 25
P-1 Park and Recreation	—	— ^e	—	— ^e	—	—	—	50	50	50	25
C-1 Conservancy	—	—	—	—	—	—	—	—	—	—	—

ZONING

Zoning District	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Area			Floor Area			Minimum Building Yards/Setbacks ^a			Maximum Principal and Accessory Building Height ^c (feet)
		Total Area	Open Space	Average Width (feet)	Minimum Total Floor Area (square feet)	Minimum Ground/First Floor Area (square feet)	Maximum Floor Area Ratio	Street Yard (feet)	Side Yard ^b (feet)	Rear Yard ^b (feet)	
PRGCO Planned Residential Golf Course Overlay	___ ^f	___ ^f	___ ^f	___ ^f	___ ^f	___ ^f	___ ^f	___ ^f	___ ^f	___ ^f	___ ^f

NOTES: This table is a summary and should not be used to answer zoning-related questions. Refer to the zoning text and map for specific zoning district information.

^a Structures to be developed on lands in shoreland acres annexed into the Village after May 7, 1982, must provide a shore yard setback of at least 75 feet from the ordinary high-water mark (OHWM) of navigable waters.

^b Lots abutting a more restrictive zoning district shall provide side and/or rear yards not less than those required in the more restrictive district.

^c The top number is the maximum height for principal buildings (main building for primary or principal use of site, such as homes or business buildings) and the bottom number is for accessory buildings (subordinate incidental buildings such as garages or storage buildings). See the Village of Wales Zoning Code for the maximum height requirement for certain other types of accessory structures, including those for spires and farm buildings.

^d Farm accessory buildings shall not exceed a height of 35 feet.

^e Lots shall provide sufficient area for the operation or activities, principal structure and its accessory structure, off-street parking and loading areas, and all required yards.

^f As per underlying basic zoning district requirements.