

TABLE 17-5-100(A): TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONE DISTRICTS

DISTRICT AND USE	MIN. LOT AREA (SQ FT)[3]	MIN. LOT WIDTH (FT)[1]	REQUIRED YARDS [4], [5]				MAX. HEIGHT (FT) [2]	MINIMUM GREENSPACE
			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)		
R-1 DISTRICT								
Single-family detached dwellings and all other permitted uses	10,000	90	20	8 for one-story buildings; 10 for higher than one story; lots less than 80' wide 1/10 width of lot but not less than 4' min.	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage.	36	25%
R-2 DISTRICT								
Single-family detached dwellings	10,000	90	20	8 for one-story buildings; 10 for higher than one story; lots less than 80' wide 1/10 width of lot but not less than 4' min.	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage.	36	25%
Duplexes	10,000	90	20	8 for one-story buildings; 10 for higher than one story; lots less than 80' wide 1/10 width of lot but not less than 4' min.	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage.	36	25%
Zero lot line duplexes	5,000 per dwelling	Interior lot 45; corner lot 50	20	0 on one side; other side 8 for one-story building, 10 for higher than one story	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage.	36	15%

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			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)		
RE DISTRICT								
Single-family detached dwellings and all other permitted uses	52,272	150	25 on minor street; 35 on arterial or collector street	8 for one-story buildings; 10 for higher than one story	25 or height of building whichever is greater	10	36	See Table 17-5-200(4)
Agriculture buildings (accessory structures)	N/A	N/A	75	50	50	10	25 or height of dwelling	See Table 17-5-200(4)
All other uses	52,272	150	25 on minor street; 35 on arterial or collector street	8 for one-story buildings; 10 for higher than one story	25 or height of building whichever is greater	10	36	See Table 17-5-200(4)
R-3 DISTRICT								
Single-family detached dwellings	14000	100	25 on minor street; 35 on arterial or collector street	10 for one-story building, plus 2 for each additional story	10 for one-story building, plus 2 for each additional story	10	17-5-200(D)	See Table 17-5-200(4)
All other residential uses	14,000 for a 3-dwelling unit building; plus 1,500 for each additional dwelling unit	100	25 on minor street; 35 on arterial or collector street	10 for one-story building, plus 2 for each additional story	10 for one-story building, plus 2 for each additional story	10	17-5-200(D)	See Table 17-5-200(4)
All other uses	14,000	100	25 on minor street; 35 on arterial or collector street	10 for one-story building, plus 2 for each additional story	10 for one-story building, plus 2 for each additional story	10	17-5-200(D)	See Table 17-5-200(4)

REQUIREMENTS FOR RESIDENTIAL:

[1] Minimum lot width shall be measured at the setback line, not the public right-of-way edge or the edge of pavement for private drives. In cases where a lot is bounded by two (2) or more streets, the minimum lot width is only required at the setback line for the front yard. For individual townhouses the minimum width does not apply.

[2] Accessory uses shall have a maximum height of 15 feet in 1R and 2R districts; and a maximum height of 25 feet nor height of primary building in RE district. See 4-400 for more information on accessory uses.

[3] New land divisions within existing developed areas where such land division shall be consistent with prior platted lots in respect to lot area and width are permitted; however, in no case shall any new lot be less than 6,000 square feet in area nor 60 feet in width a the building setback line. Any lot smaller than herein required which was platted before November 1, 2002, may be used for a one-family dwelling.

[4] If building wall is within three (3) feet of side or rear property line, foundation wall shall extend to a depth of not less than ten (10) feet below grade.

[5] If the lot abuts a lot zones 1R, 2R, 3R, or RE and building structure shall maintain the same side and rear yard setbacks as required by the abutting zone.

TABLE 17-5-100(B): TABLE OF DIMENSIONAL STANDARDS IN THE COMMERCIAL ZONE DISTRICTS

DISTRICT AND USE	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH (FT) [1]	REQUIRED YARDS [3], [4]				MAX. HEIGHT (FT) [2]	MINIMUM GREENSPACE
			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)		
VC DISTRICT								
Residential Uses	None	None	17-2-200(O)	0; if not abutting walls at property line, then not less than 10	0; if not abutting walls at property line, then not less than 20	Same as primary building	17-5-200(D)	See Table 17-5-200(4)
Non-residential uses	None	None	17-2-200(O)	0; if not abutting walls at property line, then not less than 10	0; if not abutting walls at property line, then not less than 20	Same as primary building	17-5-200(D)	See Table 17-5-200(4)
SE DISTRICT								
Residential Uses	None	None	17-2-200(O)	0; if not abutting walls at property line, then not less than 10	0; if not abutting walls at property line, then not less than 20	Same as primary building	17-5-200(D)	See Table 17-5-200(4)
Non-residential uses	None	None	17-2-200(O)	0; if not abutting walls at property line, then not less than 10	0; if not abutting walls at property line, then not less than 20	Same as primary building	17-5-200(D)	See Table 17-5-200(4)

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DISTRICT AND USE	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH (FT) [1]	REQUIRED YARDS [3], [4]				MAX. HEIGHT (FT) [2]	MINIMUM GREENSPACE
			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)		
B-1 DISTRICT								
Single-family detached dwellings	10,000	90	25 on minor street; 35 on arterial or collector street	8 for one-story buildings; 10 for higher than one story; lots less than 80' wide 1/10 width of lot but not less than 4' min.	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage	36	See Table 17-5-200(4)
Duplexes	10,000	90	25 on minor street; 35 on arterial or collector street	8 for one-story buildings; 10 for higher than one story; lots less than 80' wide 1/10 width of lot but not less than 4' min.	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage	36	See Table 17-5-200(4)
Zero lot line duplexes	5,000 per dwelling	Interior lot 45; corner lot 50	25 on minor street; 35 on arterial or collector street	0 on one side; other side 8 for one-story building, 10 for higher than one story	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage	36	See Table 17-5-200(4)
Non-residential uses	None	70	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	17-5-200(D)	See Table 17-5-200(4)

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			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)		
B-2 DISTRICT								
All Uses	None	100	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	17-5-200(D)	See Table 17-5-200(4)
B-3 DISTRICT								
All Uses	None	100	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	17-5-200(D)	See Table 17-5-200(4)
B-4 COMMERCE DISTRICT								
All Uses	2 acres	100	35	30	30	35	17-5-200(D)	See Table 17-5-200(4)
SB DISTRICT								
All Uses	None	150	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	17-5-200(D)	See Table 17-5-200(4)
I-1 DISTRICT								
All Uses	None	150	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	17-5-200(D)	See Table 17-5-200(4)
I-2 DISTRICT								
All Uses	None	150	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	17-5-200(D)	See Table 17-5-200(4)
SM DISTRICT								
All Uses	10 Acres	150	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	17-5-200(D)	See Table 17-5-200(4)

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			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)		
IP DISTRICT								
All Uses	None	150	35	Min. of 10 with combination of both totalling 30	17	Same as primary building	17-5-200(D)	See Table 17-5-200(4)
BP DISTRICT								
All Uses	130,680 (or 3 acres)	200	50	Min. of 10 with combination of both totalling 30	25	Same as primary building	17-5-200(D)	See Table 17-5-200(4)
P DISTRICT								
All Uses	None	None	See Sec 20- 21(d)(3)	None; except adjoining a residential zone min. 25	None; except adjoining a residential zone min. 25	N/A	17-5-200(D)	See Table 17-5-200(4)

REQUIREMENTS FOR COMMERCIAL:

[1] Minimum lot width shall be measured at the setback line, not the public right-of-way edge or the edge of pavement for private drives. In cases where a lot is bounded by two (2) or more streets, the minimum lot width is only required at the setback line for the front yard. For individual townhouses the minimum width does not apply.

[2] Accessory uses shall be subject to the maximum height standards for principal uses. See 17-4-400 for more information on accessory uses.

[3] If building wall is within three (3) feet of side or rear property line, foundation wall shall extend to a depth of not less than ten (10) feet below grade.

[4] If the lot abuts a lot zones 1R, 2R, 3R, or RE any building structure shall maintain the same side and rear yard setbacks as required by the abutting zone.

REQUIREMENTS FOR B-4 COMMERCE:

[1] Required setbacks, unoccupied. All required side yard setback areas shall be open and unoccupied by structures of any kind or open storage of materials except for landscaping and landscaping structures, including walls and identity signs when incorporated as a landscape feature, entrance ways, landscaped parking areas, and flagpoles.

[2] Maximum height. The maximum height of buildings shall be reviewed with consideration given to the following:

Village of Ashwaubenon Building Heights Restrictions, Exceptions, and Districts Map dated February 13, 2007 as described in 17-5-200(D)(2).
Green Bay - Austin Straubel International Airport Zoning.