

Minimum requirements for single-family residences and other structures

All new structures, additions or modifications to existing structures require zoning and land use permits

IMPORTANT – See Jefferson County Zoning Ordinance for complete regulations –

Phone (920)674-7130 Fax (920)674-7525 Website www.jeffersoncountywi.gov

Minimum lot size (sq. ft.)/ width (ft.)/ depth (ft.)

A= lot size W = lot width D = lot Depth

Zoning District & Setbacks	Side (Ft.)	Rear (Ft.)	Sewered			Unsewered			Shoreland		
			A	W	D	A	W	D	A	W	D
R-1 Residential-Sewered	10	25	8,000	80	80				10,000	80	80
R-2 Residential-Unsewered	15	40	20,000	100	150	20,000	100	150	20,000	100	150
B Business	10	40	8,000	80	80	20,000	80	150	10,000	80	80
I Industrial	10	10	8,000	80	80	20,000	80	150	10,000	80	80
Industrial next to Residential Zone	40	40	8,000	80	80	20,000	80	150	10,000	80	80
A-1 Agricultural	20	20	35-acre	200	200	35acre	200	200	35-acre	200	200
A-2 Agricultural (Agri-Business)	20	20	Minimum sufficient areas for the principal structures and accessory buildings								
A-3 Agricultural (Rural Residential)	20	20	1-acre	150	200	1acre	150	200	1-acre	150	200
C Community	10	25	8,000	80	80	20,000	100	150	10,000	80	80
W Waterfront	10	20	12,000	80	150	20,000	100	150	12,000	80	150
S Shoreland – Wetland (Overlay Zone)	Same as underlying Zoning District										
N Natural Resources	75	75				2-acre	100	100			
R/R Residential/Recreational	15	40	20,000	100	150	20,000	100	150	20,000	100	150
(Or as determined by the Planning and Zoning Committee)											

Note: Setback requirements for substandard lots are listed separately in the zoning ordinance.

Accessory Structures: In the R-1, R-2, B, C or W District, accessory uses and detached accessory structures shall not exceed fifteen (15) in height, shall not occupy more than fifteen (15) percent of the yard area, and shall not be closer than three (3) feet to any lot line. The fifteen- (15) feet height limitation for detached garages may be modified through conditional use permit approval under extensive on-site parking and storage. In A-1 or A-3 zone, see chart above. A-2 zone – same as A-3 yard requirements, with the option for greater setbacks established by Zoning Committee.

Sample Plot Plan:

Public Road Right-of -Way

