

**SECTION 4 – ZONING DISTRICTS**

**4.1 Districts**

The Town of Sheboygan is hereby divided into 20 districts as follows:

- A-1 Agricultural District
- C-1 Conservancy District
- R-1 One Family Residence District
- R-1/RS Rural Standard District
- R-1/RSUB Rural Suburban District
- R-1/RE Rural Estate District
- RRC Rural Residential Cluster (RCC) Development District
- R-2 One and Two Family Residence District
- R-3 General Residence District
- R-4 Multiple Family Residence and Office District
- R-5 Residential Condominium District
- R-6 Senior Housing District
- B-1 Neighborhood Business District
- B-2 General Business District
- B-3 Highway Service District
- B-4 Planned Business Park District
- B-4A Planned Business Park Office and Light Industrial District
- I-1 Light Industrial District
- I-2 Heavy Industrial District
- M-1 Mineral Extraction District
- OL Zone A - Overlay District Zone A
- OL Zone B - Overlay District Zone B
- CCO Commercial Corridor Overlay District

**4.2 Zoning Maps**

The boundaries of the districts are as indicated on the Zoning Map of the Town of Sheboygan, a copy of which is on file in the Office of the Town Clerk. The said Zoning Map, with all notations, references, and other matters shown thereon, is as much a part of this Ordinance as if such notations, references, and other matters shown thereon, were specifically set forth herein. No buildings shall be erected or altered nor shall any building or premises be used for any purpose other than those which are permitted in the district in which the building or premises is located, except as specifically permitted in Section 10, which relates to nonconformities.

**4.3 Boundaries**

In the event uncertainties exist with respect to the intended boundaries of the zoning districts shown on the Zoning Map, the following rules shall apply:

- a. The district boundaries are the center lines of streets unless otherwise indicated, and where the designation of a boundary line on the Zoning Map coincides with the location of a street, then the center line of such street shall be construed to be the boundary of such district.

- b. Where the district boundaries coincide with lot lines, such lot lines shall be construed to be the boundary of such district.
- c. Where the district boundaries do not coincide with the location of streets or lot lines, the district boundaries shall be determined by the use of the scale shown on the zoning map.

#### **4.4 Lot Size Requirements**

- a. No building or other structure shall hereafter be erected, altered, or enlarged, nor shall any use of land be established or enlarged on a lot which is smaller in area than the minimum lot area prescribed for the zoning district in which the building, structure or land is located.
- b. No building or other structure shall hereafter be erected, altered, or enlarged, nor shall any use of land be established or enlarged on a tract of land the width of which is less than the minimum lot width prescribed for the zoning district in which the building, structure, or land is located.
- c. No building or other structure shall be converted so as to conflict or further conflict with the lot area per dwelling unit requirements for the district in which such building or structure is located.

#### **4.5 Building Bulk Limitations**

In this Ordinance, building bulk limitations are expressed in terms of lot coverage, maximum building height, and minimum size of front, side and rear yards.

- a. No building or structure shall hereafter be erected, altered, or enlarged so as to exceed the lot coverage percentage for the district in which the building or structure is located.
- b. When a maximum building height is specified in any district or for any particular type of building or other structure, then no such building or structure shall hereafter be erected, altered, or enlarged so as to exceed such maximum building height.
- c. No building or other structure shall hereafter be erected, altered, or enlarged, nor shall any use of land be established or enlarged unless the minimum front, side and rear yards specified for the district in which such building, structure, or use of land is located are maintained. All additions to principal buildings (for example, attached garages) shall comply with the yard requirements for the principal building.

#### **4.6 Home Occupations**

No home occupation, as defined by Section 2, shall hereafter be established, altered, or enlarged in a residential district unless such home occupation:

- a. complies with conditions and restrictions imposed by Section 2, and
- b. is listed as a permitted home occupation either in Section 2 or in the list of permitted uses for the district in which it is, or will be, located.

**4.7 Signs**

No sign shall hereafter be erected, altered, or enlarged, unless it complies with the regulations and restrictions imposed by Section 9 on the use and maintenance of signs in the zoning district in which the sign is, or will be, located.

**4.8 Off-street Parking and Loading**

No buildings or other structure shall hereafter be erected, altered, or enlarged, nor shall any use of land be established or enlarged unless the minimum off-street parking and loading spaces set out in Section 7 are provided.