

City of Whitewater

Zoning Summary Chart

District	Permitted Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width	Minimum Setbacks for Principal Buildings				Minimum Setbacks for Accessory Structures				Minimum Setback Deck Rear Yard	Maximum Percent Lot Coverage	Occupancy Limitations
				Street Yard	Side Yard	Rear Yard	Shore yard	Side Yard	Rear Yard	Alley way	From Principal Structure			
R-1 (One Family)	one family detached	10,000 sq. ft.	80 ft.	25 ft.	10 ft.	30 ft.	75 ft.	5 ft.	5 ft.	10 ft.	10 ft.	15 ft.	30%	3 unrelated persons
R-1X	one family detached	12,000 sq. ft.	100 ft.	30 ft.	15 ft.	30 ft.	75 ft.						20%	3 unrelated persons
R-2 (One & Two Family)	one family detached	1 family 8,000 2 family 12,000	70 ft. single family 100 ft. 2 family	25 ft.	10 ft.	30 ft.	75 ft.	5 ft.	5 ft.	10 ft.	10 ft.	15 ft.	30%	3 unrelated persons
R-3 (Multifamily)	one family detached, up to attached 4 unit buildings	1 family - 8,000 2 family - 12,000 Multi-15,000	1 family - 66 ft. 2 family - 80 ft. Multi-100 ft.	30 ft.	15 ft. Corner lot 25 ft.	30 ft.	75 ft.	See City Staff for Requirements				usable open space required.	5 unrelated persons	
R-4 (Mobile Home Park)	single family mobile homes	3,600 sq. ft. per mobile home space	36 ft.	10 ft.	10 ft.	10 ft.		See City Staff for Requirements						
B-1 (Community Business)	retail, shopping, & service	existing lots- 7,000 sq. ft. Others 15,000 sq. ft.	existing lots- 66 ft. Others 100 ft.	30 ft.	10 ft.	20 ft.	75 ft.	See City Staff for Requirements				50%	R-3 standards	
B-2 (Central Business)	retail, service, office, community, & support residential uses	no minimum	no minimum	no minimum	no minimum	no minimum		See City Staff for Requirements					R-2 standards	
B-3 (Highway Commercial and Light Industrial)	non-nuisance type industrial commercial	existing lots- 10,000 sq. ft. Others 15,000 sq. ft.	100 ft.	30 ft.	15 ft.	30 ft.	75 ft.	See City Staff for Requirements				50%	R-3 standards	
M-1 (General Manufacturing)	wide range of industrial uses	20,000 sq. ft.	150 ft.	30 ft.	15 ft.	30 ft.	75 ft.	See City Staff for Requirements				50%		
M-2 (Manufacturing and Miscellaneous Use)	wide range of industrial uses & miscellaneous uses	20,000 sq. ft.	150 ft.	30 ft.	15 ft.	30 ft.	75 ft.	See City Staff for Requirements				50%		
WUTP (Whitewater University Technology Park)	non-nuisance type office & research	1 acre	100 ft.	25 ft.	15 ft.	30 ft.	30 ft.	See City Staff for Requirements				minimum landscape area 30%		
Business Park Covenants (Jefferson County)	According to M-1 Zoning Classification (See Business Park Covenant Chart for more details)			50 ft.	25 ft.	30 ft.		See City Staff for Requirements						
Business Park Covenants (Walworth County)	According to M-1 Zoning Classification (See Business Park Covenant Chart for more details)			50 ft.	25 ft.	30 ft.		See City Staff for Requirements						
AT (Agricultural Transition)	provides for orderly transition of agricultural land to other uses	farm units 35 acres, farm-related housing 20,000 sq. ft.	farm related housing - R-1 standards	farm related housing - R-1 standards	farm related housing - R-1 standards, farm buildings 50 ft.	farm related housing - R-1 standards, farm buildings 50 ft.	farm related housing - R-1 standards	See City Staff for Requirements						
I (Institutional)	provides for a community review and approval process for institutional uses that have a potential impact on surrounding land uses or the city as a whole.	1 acre	120 ft.	25 ft.	30 ft.	30 ft.		See City Staff for Requirements						

** This chart is just a summary. For more information see the Municipal Code or call the Neighborhood Services Department at 262-473-0540.