

ZONING

550 Attachment 1

Village of Plover

Table of Minimum Standards

District	Use	Lot Area	Lot Width (feet)	Lot Area Per Family	Height of Structure	Side Yard (feet)	Street Setback (feet)	Rear Yard (feet)
A	Farms	40 acres	N/A	N/A	N/A	N/A	N/A	N/A
	Single-family farm	1/2 acre	N/A	2 dwellings per farm	35 feet	N/A	25	N/A
	Single-family nonfarm	10 acres	N/A	10 acres	35 feet	25	25	25
	Accessory farm uses	N/A	N/A	N/A	90 feet	N/A	25	25
R-1	Single-family residential	2 acres	130 at building line	2 acres	Not over 40 feet or 2 1/2 stories	30	50	50
R-2	All permitted uses	20,000 square feet	80	20,000 square feet	Not over 35 feet nor over 2 1/2 stories	20 total of both sides, 1 side not less than 8 for buildings not over 2 1/2 stories	30; on corner lots, 30 from both streets	Not less than 20% of depth on lot, but need not exceed 30 and may not be less than 15 in depth

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R-3	All permitted uses	15,000 square feet	80	15,000 square feet	Not over 35 feet nor over 2 1/2 stories	20 total of both sides, 1 side not less than 8 for buildings not over 2 1/2 stories	25 from both streets on corner lots	Not less than 20% of depth of lot, but need not exceed 30 and may not be less than 15 in depth
R-4	1-family dwelling	20,000 square feet	60; 80 for corner lots	20,000 square feet	May not exceed 35 feet nor 2 1/2 stories	Sum of 15, 1 side not less than 6	30	Not less than 20% of lot depth, but not less than 15 nor more than 30
	2-family dwelling	20,000 square feet	60; 80 for corner lots	10,000 square feet	May not exceed 35 feet nor 2 1/2 stories	Sum of 15, 1 side not less than 6	30	Not less than 20% of lot depth, but not less than 15 nor more than 30
R-5	See § 550-21							
R-6	1-family dwelling	8,000 square feet	60; 80 for corner lots	8,000 square feet	35 feet or 2 1/2 stories	10 on each side	30	20% of lot depth (not over 30 nor under 15)
	2-family dwelling	8,000 square feet	60;80 for corner lots	4,000 square feet		10 on each side	30	20% of depth (not over 30 nor under 15)
	Group of structures functioning as a unified development: see separate table.							
R-7	See separate Table of Minimum Standards for the R-7 District							

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District	Use	Lot Area	Lot Width (feet)	Lot Area Per Family	Height of Structure	Side Yard (feet)	Street Setback (feet)	Rear Yard (feet)
B-1	See separate Table of Minimum Standards for the B-1 District							
B-2	See § 550-26							
B-3	See § 550-27							
B-4	See § 550-28							
M-1	All buildings or uses	8,000 square feet	100	8,000 square feet	50 feet or 5 stories	10 each side yard and 20 for side yards adjoining any R District	30	20 if 3 stories or less, and for each story or fraction thereof such rear yard shall be increased 5 feet
M-2	All buildings or uses	1/2 acre	150	10,000 square feet	50 feet or up to 125 feet if such use has an automatic sprinkler or other fire prevention systems approved by the Village Fire Department	20 each side yard and 30 for side yards adjoining any R District	40	20 if 3 stories or less, and for each story or fraction thereof such rear yard shall be increased 5 feet
M-3	All buildings or uses	1/2 acre	150		50 feet or up to 125 feet if such use has an automatic sprinkler or other fire prevention systems approved by the Village Fire Department	20 each side yard and 30 for side yards adjoining any R District	40	20 if 3 stories or less, and for each story or fraction thereof such rear yard shall be increased 5 feet