

Village Of Ephraim Lot Dimensions

3/08

DIMENSION	PW	R1	RR	C-S	C-C	C-N	PRD <small>in R-1 or RR)</small>
Minimum Lot Size	<i>10,000 sq. ft</i>	<i>1 acre 43,560 sq. ft.</i>	<i>2 acres 87,120 sq. ft.</i>	<i>1 acre</i>	<i>1 acre</i>	<i>1-1/2 acres</i>	<i>5 acres min. 30 acres max.</i>
Total Lot Coverage	<i>20%</i>	<i>20%</i>	<i>10%</i>	<i>20% residential use 50% commercial use</i>	<i>20% residential use 50% comm'l use</i>	<i>20% residential use 50% commercial use</i>	<i>20% in R-1 10% in RR</i>
Minimum Lot Width	<i>100'</i>	<i>100'</i>	<i>200'</i>	<i>150'</i>	<i>150'</i>	<i>200'</i>	Determined by Conditional Use
Front Setback Minimum	<i>30'</i>	<i>40'</i>	<i>75'</i>	<i>40'</i>	<i>40'</i>	<i>75'</i>	As for district; if less, by agreement with neighboring property owners
Side Setback Minimum	<i>15'</i>	<i>15'</i>	<i>30'</i>	<i>15'</i>	<i>15'</i>	At least 25', no less than total of 100', not closer than 75' to bldg. on adjacent land	As for district; if less, by agreement with neighboring property owners
Rear Setback Minimum	<i>40'</i>	<i>40'</i>	<i>50'</i>	<i>40'</i>	<i>40'</i>	<i>40'</i>	As for district; if less, by agreement with neighboring property owners
Minimum Bldg. Separation				<i>25'</i>	<i>25'</i>	<i>25'</i>	Determined by Conditional Use
			-----	Residences	-----		
Residential Unit Footprint Maximum	**Existing homes only	<i>3000 sq. ft.</i>	<i>4000 sq. ft.</i>	<i>3000 sq. ft.</i>	<i>3000 sq. ft.</i>	<i>4000 sq. ft.</i>	<i>In R-1: 2000 sq. ft. In RR: 3000 sq. ft.</i>
Total Residence Unit Maximum	**Existing homes only	<i>5000 sq. ft.</i>	<i>6500 sq. ft.</i>	<i>5000 sq. ft.</i>	<i>5000 sq. ft.</i>	<i>6500 sq. ft.</i>	<i>In R-1: 3000 sq. ft. In RR: 4000 sq. ft.</i>
Where Lot Size is Buildable but Less Than Minimum Size	**Existing homes only	Prorated by percent of minimum acreage size that exists	Prorated by percent of minimum acreage size that exists but not below 1 acre	Prorated by percent of minimum acreage size that exists <i>but not below .5 acre</i>	Prorated by percent of minimum acreage size that exists <i>but not below .5 acre</i>	Prorated by percent of minimum acreage size that exists <i>but not below .5 acre</i>	

***Also recommended prorated upwards from minimum lot size but not beyond the maximums recommended for RR**

* Existing homes in the PW district can be modified, or torn down & reproduced, subject to approved "PW Design Review".

➤ **This document is for references purposes only – Please see Zoning Administrator for exact**