

# WINTHROP HARBOR ZONING CLASSIFICATIONS

## RESIDENTIAL

|   |   |
|---|---|
| R-1 Residential: Single Family Dwellings<br>Church & Temples<br>Elementary & High Schools | Min lot area: 40,000<br>Min lot width: 130 ft.<br>Min lot depth: 127 ft.<br>Building set-back: 35 ft.<br>Lot coverage: 30%  |
| R-2 Residential: Single family dwellings<br>Use same as R-1                               | Min. lot with sewer & wtr 12,750 sq ft.<br>Min without sewer & wtr. 22,000 sq ft<br>Min lot width with sewer & wtr 75 ft<br>Min lot width without sewer & wtr: 130 ft.<br>Building set-back: 35 ft.<br>Lot coverage 40%   |
| R-3 Residential: Single family dwellings<br>Use same as R-1 except agric                  | Min lot for single family 9,000 sq ft<br>Min lot area for other buildings 20,000 sq. ft.<br>Min lot width for single fam: 75 ft<br>Building set-back: 25 ft<br>Lot coverage: 45%  |
| R-4 Residential: Duplex/Multi-family:   | Min lot area for M-fam: 5,900 p. dwelling<br>Min lot area for other building: 22,000<br>Min lot width for M/family: 100 ft.<br>Min lot width for other bldg: 120 ft<br>Lot coverage: 60%  |
| R-5 Rural Sub-Div: same as R-2, except:   | Min lot area: 17,500 sq ft.<br>Min lot width: 85 ft (not fronting cul-de-sac)<br>Lots fronting cul-de-sac: 20,000 sq. ft.<br>Lot coverage Shall not exceed: 40%   |
| R-6 Attached Unit Residential dwelling Zone:  | Min lot area 5,900 sq ft per dwelling unit<br>Min lot width: 120 ft<br>Maximum building height: 35 ft<br>Lot coverage: 60 %<br>Front yard: 35 ft<br>Rear yard: 35 ft or 20 5 of the lot depth,<br>which ever is greater.<br>one side yard on each side of the lot of 20 ft. |

A SIDE YARD OF NOT LESS THAN 8 FEET AND A COMBINED TOTAL OF BOTH SIDE YARDS THAT IS NOT LESS THAN 18 FEET. ON A CORNER LOT THE SIDE YARD ADJACENT TO THE STREET SHALL BE NOT LESS THEN R-1, 15 FEET WIDE, R-2, 12 FEET WIDE R-3, 10 FEET WIDE.

# **WINTHROP HARBOR ZONING CLASSIFICATIONS**

## **COMMERCIAL**

**B-1- RETAIL BUSINESS DISTRICT**

**B1-M- MARINE BUSINESS DISTRICT**

**B-2 - GENERAL BUSINESS DISTRICT**

**B-3 - SHOPPING CENTER DISTRICT**

**B-4 - INDOOR STORAGE BUSINESS DISTRICT**

**B-5 - GENERAL STORAGE DISTRICT**

**I1- LIMITED INDUSTRIAL DISTRICT**

**I2 - INDUSTRIAL DISTRICT**

**O S - OPEN SPACE DISTRICT**

**CBD - CENTRAL BUSINESS DISTRICT**

**URD - UNIFIED RESIDENTIAL DISTRICT**