

VILLAGE OF ELM GROVE

SINGLE-FAMILY RESIDENTIAL ZONING SUMMARY

The following is a summary of single-family residential zoning requirements. All zoning regulations can be found within the Elm Grove Code of Ordinance, which is accessible at www.elmgroviewi.org.

SETBACK REQUIREMENTS

Street Yard 50 feet; Side Yard 20 feet; Rear Yard 25 feet. (Indian Hills: 75 feet street; 30 feet side; 35 feet rear.)

LOT AREA REQUIREMENTS

LIVING AREA REQUIREMENTS (Minimum)

Rs-1 Single Family Residential District

1.7 units/acre density (maximum)
 25,000 sq. ft. (minimum)
 125 ft. frontage (minimum)
 36 ft. height (maximum)
 440 sq. ft. attached garage (minimum)
 20% of lot area maximum building footprint
 30% of lot area maximum impervious surface

1 story	1,600 sq. ft.
split level	1,600 sq. ft.
1 ½ story	1,400 sq. ft. (1 st floor)
total	1,950 sq. ft.
2 story	2,100 sq. ft.

Rs-2 Single Family Residential District

2.2 units/acre density (maximum)
 20,000 sq. ft. (minimum)
 120 ft. frontage (minimum)
 36 ft. height (maximum)
 440 sq. ft. attached garage (minimum)
 20% of lot area maximum building footprint
 30% of lot area maximum impervious surface

1 story	1,600 sq. ft.
split level	1,600 sq. ft.
1 ½ story	1,400 sq. ft. (1 st floor)
total	1,950 sq. ft.
2 story	2,100 sq. ft.

Rs-3 Single Family Residential District

2.2 units/acres density (maximum)
 20,000 sq. ft. (minimum)
 90 ft. frontage (minimum)
 36 ft. height (maximum)
 440 sq. ft. attached garage (minimum)
 20% of lot area maximum footprint
 30% of lot area maximum impervious surface

1 story	1,400 sq. ft.
split level	1,400 sq. ft.
1 ½ story	1,225 sq. ft. (1 st floor)
total	1,695 sq. ft.
2 story	1,900 sq. ft.

Rs-4 Single Family Residential District

2.9 units/acres density (maximum)
 15,000 sq. ft. (minimum)
 90 ft. frontage (minimum)
 36 ft. height (maximum)
 240 sq. ft. attached garage (minimum)
 25% of lot area maximum building footprint
 40% of lot area maximum impervious surface

1 story	1,100 sq. ft.
split level	1,100 sq. ft.
1 ½ story	975 sq. ft. (1 st floor)
total	1,325 sq. ft.
2 story	1,500 sq. ft.

FENCES – Please see “Fences” checklist.

SHEDS – 150 sq. ft. maximum; 10 ft. height maximum; must be placed on a concrete slab; constructed of materials matching the primary structure. Please see “Sheds” checklist for more information.

POOLS/TUBS – Within setback areas; secured by 36” fence, self-latching gate; 3 foot walkway; 15 ft. from electrical wires; 10 ft. from house; 25 ft. from well. Please see “Pools” checklist for more information.

MISCELLANEOUS – Wells must be 2 ft. from building overhang and 8’ from a drain tile; 2nd floor bedroom windows must have 24” clear, open, exit space. Most exterior changes require Building Board approval.