

Residential Zoning Cheat Sheet

Zone	Name	Dwelling Unit/Devel. Acre	Lot Min.	Min. Frontage	Max Height	Min. Floor Area	Yards	Sanitary
R-1	Rural	0.2/acre	5 acres	300 ft <i>Cul de Sac or curve</i> 150 ft, if 300 ft width at setback line	35 ft	1,400 sq ft total 1st floor 1,000 sq ft	Street 65 ft from HWY ROW, 40 ft from other Shore 75 ft from OHWM Side 25 ft Rear 50 ft	On site Public
R-2	Suburban Single Family	1.1/acre	40,000 sq ft	150 ft <i>Cul de Sac or curve</i> 75 ft, if 150 ft width at setback line	35 ft	1,200 sq ft total 1st floor 800 sq ft	Street 65 ft from HWY ROW, 30 ft from other Shore 75 ft from OHWM Side 15 ft Rear 25 ft	On site Public
R-3	Urban Single Family	2.2/acre	20,000 sq ft	100 ft <i>Cul de Sac or curve</i> 50 ft, if 100 ft width at setback line	35 ft	1,200 sq ft total 1st floor 800 sq ft	Street 65 ft from HWY ROW, 30 ft from other Shore 75 ft from OHWM Side 10 ft Rear 25 ft	Public On site on lots of record b/4 Ord
R-4	Urban Single Family	2.9/acre	15,000 sq ft	90 ft <i>Cul de Sac or curve</i> 45 ft, if 90 ft width at setback line <i>Unsewered Shoreland</i> 20,000 sq ft 100 ft width	35 ft	1,200 sq ft total 1st floor 800 sq ft	Street 65 ft from HWY ROW, 30 ft from other Shore 75 ft from OHWM Side 10 ft Rear 25 ft	Public On site on lots of record b/4 Ord
R-4.5	Urban Single Family	3.4/acre	12,000 sq ft	90 ft <i>Cul de Sac or curve</i> 45 ft, if 90 ft width at setback line	35 ft	1,400 sq ft total 1st floor 800 sq ft	Street 65 ft from HWY ROW, 30 ft from other Shore 75 ft from OHWM Side 10 ft Rear 25 ft	Public On site on lots of record b/4 Ord
R-5	Urban Single Family	4.4/acre	10,000 sq ft	75 ft <i>Cul de Sac or curve</i> 40 ft, if 75 ft width at setback line <i>Unsewered Shoreland</i> 20,000 sq ft 100 ft width	35 ft	1,000 sq ft total 1st floor 800 sq ft	Street 65 ft from HWY ROW, 30 ft from other Shore 75 ft from OHWM Side 10 ft Rear 25 ft	Public On site on lots of record b/4 Ord
R-6	Urban Single Family	7.3/acre 2 Family 1.1/acre 3 Family 1.3/acre	6,000 sq ft 2 Family 80,000 sq ft 3 Family 100,000 sq ft	60 ft <i>Cul de Sac or curve</i> 30 ft, if 60 ft width at setback line <i>Unsewered Shoreland</i> 20,000 sq ft 100 ft width <i>Sewered Shoreland</i> 10,000 sq ft 65 ft width	35 ft	800 sq ft total 1st floor 800 sq ft	Street 30 ft from HWY ROW, 30 ft from other Shore 75 ft from OHWM Side 8 ft Rear 25 ft	On site existing at time of Ord Public
R-7	Suburban 2 Family & 3 Family	1.1/acre 3 Family 1.3/acre	80,000 sq ft 3 Family 100,000 sq ft	150 ft <i>Cul de Sac or curve</i> 75 ft, if 150 ft width at setback line	35 ft	2,000 sq ft total or 1,000 sq ft/unit 1st floor 1,500 sq ft	Street 65 ft from HWY ROW, 40 ft from other Shore 75 ft from OHWM Side 20 ft Rear 25 ft	On site
R-8	Urban 2 Family	4.4/acre	20,000 sq ft	100 ft <i>Cul de Sac or curve</i> 50 ft, if 100 ft width at setback line	35 ft	2,000 sq ft total or 1,000 sq ft/unit 1st floor 1,500 sq ft 1,500 sq ft total	Street 65 ft from HWY ROW, 30 ft from other Shore 75 ft from OHWM Side 10 ft Rear 25 ft	Public
R-9	Multi-Family	8.7/acre	The larger of 10,000 sq ft or 5,000 sq ft/unit	100 ft <i>Cul de Sac or curve</i> 50 ft, if 100 ft width at setback line	35 ft	1st floor 1,000 sq ft Efficiency or 1 bedroom 500 sq ft 2 bedroom 750 sq ft 3 or more 1,000 sq ft 2,000 sq ft total	Street 65 ft from HWY ROW, 40 ft from other Shore 75 ft from OHWM Side 15 ft Rear 25 ft	Public
R-10	Multi-Family	10.8/acre	The larger of 12,000 sq ft or 4,000 sq ft/unit	120 ft <i>Cul de Sac or curve</i> 60 ft, if 120 ft width at setback line	35 ft	Efficiency or 1 bedroom 400 sq ft 2 bedroom 600 sq ft 3 or more 800 sq ft 3,000 sq ft total	Street 65 ft from HWY ROW, 40 ft from other Shore 75 ft from OHWM Side 15 ft Rear 25 ft	Public
R-11	Multi-Family	12.4/acre	The larger of 20,000 sq ft or 3,000 sq ft/unit	120 ft <i>Cul de Sac or curve</i> 60 ft, if 120 ft width at setback line	35 ft	Efficiency or 1 bedroom 300 sq ft 2 bedroom 500 sq ft 3 or more 600 sq ft	Street 65 ft from HWY ROW, 40 ft from other Shore 75 ft from OHWM Side 15 ft Rear 25 ft	Public
R-12	Mobile Home	Site plan review	7,500 sq ft	50 ft <i>Cul de Sac or curve</i> 30 ft, if 50 ft width at setback line	15 ft	600 sq ft	Street 65 ft from HWY ROW, 40 ft from other Shore 75 ft from OHWM Side 10 ft Rear 10 ft	Public On site on lots of record b/4 Ord

This sheet is provided as a summary of the R-1 - R-12 residential zoning districts in the Village of Somers Zoning Ordinance. Please note that this is not a full representation of all conditions and requirements under these residential zones. Also please note said ordinance is subject to change. Please refer to Somers Zoning Ordinance for all conditions and requirements. If you have questions please call Kenosha County Planning and Zoning at (262) 857-1895 or Village of Somers at (262) 859-2822. Last updated: 03/2019