

WINTHROP HARBOR ZONING CLASSIFICATIONS

RESIDENTIAL

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