I. Density, Intensity, and Bulk Regulations for the SF-4 Single Family Residential-4 District.

	Regulation
Minimum Lot Area	10,000 square feet
Minimum Greenspace Surface Ratio	60 percent
Minimum Lot Width	75 feet
Minimum Lot Depth	120 feet
Minimum Lot Frontage at Right-of-Way	75 feet
Minimum Front Setback	30 feet
Minimum Street Side Setback (on corner lots)	30 feet
Minimum Side Setback	6 feet with one side a minimum of 10 feet
Minimum Rear Setback	25 feet
Maximum Principal Building Height	Lesser of 35 feet of 2.5 stories
Minimum Principal Building Separation	10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet
Minimum Parking Required	See Article III
Minimum Dwelling Unit Structure Area	800 square feet

Detached Accessory Buildings	Residential	Nonresidential
Minimum Front Setback	Even with or behind principal building	60 feet and at least 5 feet behind principal building
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	5 feet	25 feet
Maximum Height	18 feet or one story	18 feet or one story

Types of Arterial (major) Street or Highway by Jurisdiction	Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line[a][b]
U.S. Highways	50 feet
State Trunk Highways	50 feet
County Trunk Highways	40 feet
Locally Designated Arterial (major) Streets and Highways	40 feet

[a] Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. [b] Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.

Section 19.02.12: SF-4 Single Family Residential-4 Zoning District

A. Intent. This district is intended to create, preserve, and enhance areas for moderate density single family detached dwellings at an approximate density of 4 dwelling units per acre.

B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
   1. Two family dwellings established as of December 7, 2020 (date of adoption) are permitted by right. Conversion of housing units from single family to two family dwellings after December 7, 2020 (date of adoption) are prohibited.

C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.

D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.

E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.

F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.

G. Performance Standards. See Article IV: Performance Standards.

H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.