Appendix A

TOWN OF GRANT – ZONING SETBACKS, AREA AND HEIGHT REQUIREMENTS (1) (6) (9)

Zoning District	Maximum Height Residential	Maximum Height Accessory	Minimum Floor Area	Minimum Lot Area	Minimum Lot Width	Minimum Side Yard	Minimum Rear Yard
(R-1) Low Density Residential	**35 ft.**	**25 ft.(8)**	**720 sq. ft.**	**2 Acres**	**160 ft (3)**	**15 ft.**	**25 ft. (4)**
(R-2) High Density Residential	**35 ft.**	**18 ft.(2)**	**720 sq ft.(5)**	**20,000 sq ft. (7)**	**100 ft. (3)**	**15 ft.**	**25 ft (4)**
(A-1) Exclusive Agriculture	**35 ft.**	**35 ft.**	**720 sq. ft**	**35 Acres**	**NA**	**25 ft.**	**25 ft.**
(A-2) Transition Agriculture	**35 ft.**	**35 ft.**	**720 sq. ft.**	**10 Acres**	**300 ft.**	**25 ft.**	**25 ft.**
(A-3) General Agriculture	**35 ft.**	**35 ft.**	**720 sq ft.**	**5 Acres**	**160 ft.**	**25 ft.**	**25 ft.**
(C-1) Commercial	**35 ft.**	**45 ft.**	**720 sq. ft.**	**20,000 sq ft.**	**100 ft.**	**15 ft.**	**25 ft.(4)**
(I) Industrial	**No Residential**	**Conditional**	**Conditional**	**Conditional**	**Conditional**	**Conditional**	**Conditional**
(Con) Conservancy	**35 ft.**	**25 ft.(2)**	**400 sq ft.**	**2.5 Acres**	**200 ft. (3)**	**15 ft.**	**25 ft. (4)**
(1) All lots subject to Portage County Sanitary approval							
(2) Total maximum sq. ft. of accessory building(s) shall not exceed 2000 sq. ft.							
(3) Minimum lot width at building line.							
(4) Accessory building minimum rear setback is 10 feet. No exception for side yard setback of accessory buildings.							
(5) Residence not less than 20 feet wide							
(6) Portage County Shoreland Zoning Ordinance requires 75 feet construction setback from navigable waterways.							
(7) Minimum lot area of 30,000 square feet for a duplex							
(8) Total maximum sq. ft. of accessory building(s) shall not exceed 3500 sq. ft.							
(9) Ground mounted solar panels must follow the same setbacks designated in R-1 and R-2.							
Township Road Setbacks-66 feet from centerline or 33 feet from right-of-way, whichever is greater.							
County Road Setbacks-75 feet from centerline or 42 feet from right-of-way, whichever is greater							
State Road Setbacks-110 feet from centerline or 50 feet from right-of-way, whichever is greater							