

Town of Wagner Zoning Districts and Dimensional Requirements

Zoning Districts	Zoning District	Minimum Lot Size (Acres)	Minimum Lot Width at Building Line	Maximum Building Height (Feet)	Minimum Road Setback (ft.) from Centerline	Minimum Sideyard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building Height (Barns, sheds) (Feet)	Maximum Silo Height (Feet)	Minimum Floor Area One Story (Sq. ft.)	Minimum Floor Area Two Story (Sq. ft.)	Maximum Lot Coverage (%)
A-1	Agricultural / Rural Residential	2.0 Acres	200 ft.	35 ft.	100 ft. - Class A Highways; 75 ft. - Class B Highways	25 ft.	10 ft.	70 ft.	100 ft.	720 ft.	1,300 sq. ft. per structure; and, 900 sq. ft. on 1st floor	5%
R-1	Single-Family / Two-Family Residential	2.0 Acres	200 ft.	35 ft.	100 ft. - Class A Highways; 75 ft. - Class B Highways	25 ft.	10 ft.	not applicable	not applicable	720 ft.	1,300 sq. ft. per structure; and, 900 sq. ft. on 1st floor	5%
R-3	Multi-Family Residential	2.0 Acres	200 ft.	35 ft.	100 ft. - Class A Highways; 75 ft. - Class B Highways	25 ft.	10 ft.	not applicable	not applicable	720 ft.	2,000 sq. ft. per structure; and, 500 sq. ft. per dwelling unit	5%
SLR	Shoreline Residential	12,500 sq. ft. of contiguous upland on 1.0 acre	200 ft.	35 ft.	100 ft. - Class A Highways; 75 ft. - Class B Highways	10 ft.	10 ft.	not applicable	not applicable	980 sq ft	1,300 sq. ft. per structure; and, 900 sq. ft. on 1st floor	5%
B-1	Commercial Business	2.0 Acres	200'	35'	100 ft. - Class A Highways; 75 ft. - Class B Highways	25 ft.	10 ft.	not applicable	not applicable	Plan Commission Approval	Plan Commission Approval	Plan Commission Approval
M-1	Limited Manufacturing	2.0 Acres	200'	50 ft.	100 ft. - Class A Highways; 75 ft. - Class B Highways	25 ft.	10 ft.	not applicable	not applicable	Plan Commission Approval	Plan Commission Approval	Plan Commission Approval
M-2	General Manufacturing	2.0 Acres	200'	50 ft.	100 ft. - Class A Highways; 75 ft. - Class B Highways	25 ft.	10 ft.	not applicable	not applicable	Plan Commission Approval	Plan Commission Approval	Plan Commission Approval
Q-1	Quarrying	3.0 Acres	250 ft.	70 ft.	100 ft.	200 ft.	200 ft.	not applicable	not applicable	Plan Commission Approval	Plan Commission Approval	Plan Commission Approval
IP	Institutional and Park	2.0 Acres	200 ft.	50 ft.	100 ft. - Class A Highways; 75 ft. - Class B Highways	25 ft.	10 ft.	not applicable	not applicable	Plan Commission Approval	Plan Commission Approval	Plan Commission Approval