

Chapter 14.20

R – Residential District

Sections:

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14.20.010 Intent.

The R – residential district is intended to provide low density residential areas and medium density residential areas generally located on the fringes of low density residential areas. Uses that generate high volumes of traffic, noise, and other disruptions are restricted. (Ord. 2010-2)

14.20.020 Residential districts

- A. Residential District 1 (R-1) is designated for single family dwellings only.
- B. Residential District 2 (R-2) is designated for single family and two family/duplex dwellings.
- C. Residential District 3 (R-3) is designated for multi-family (three or more) dwellings. (Ord. 2010-2)

14.20.030 Special uses.

The following uses require a special use permit:

- A. Public parks and playgrounds;
- B. Churches;
- C. Schools;
- D. Hospitals;
- E. Private clubs, fraternities or lodges;
- F. Public libraries, museums, art galleries or community centers;
- G. Utility substations;
- H. Conversion of any existing building to a permitted use;
- I. Agricultural uses as permitted in Section 14.32.010 A and C. (Ord. 2010-2)

14.20.040 Regulations and standards.

The following regulations and standards shall apply to all dwellings:

A. **Occupancy.** Residential occupancy per dwelling unit shall be limited to one family and not more than two roomers or boarders.

B. **Location.** Dwellings shall be located so as to abut a street.

C. **Habitable Floor Area.** The minimum habitable floor area per dwelling unit shall be twelve hundred (1200) square feet, exclusive of basement areas or areas which are substantially below ground level.

D. **Height of Main Structures.** Structures hereafter erected or altered shall exceed neither thirty-five (35) feet, nor two and one-half stories in height.

E. Off-street Parking Space.

1. Each dwelling unit shall be provided with a minimum of two off-street parking spaces located on the same lot or tract of land as the dwelling served.

2. Such off-street parking space shall total at least three hundred (300) square feet for each space required.

3. No such space shall be located less than ten feet from any front lot line and shall be located not less than five feet from any side or rear lot line.

F. Minimum Lot Size.

Dwelling Type:	Min. Lot Area per dwelling unit:
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(1) Without sanitary sewer:	
One family	20,000 sq. ft.
Two family	20,000 sq. ft.
(2) With sanitary sewer:	
One family	8,000 sq. ft.
Two family	6,000 sq. ft.
Three or four family	4,000 sq. ft.
Multifamily	2,500 sq. ft.

Total Minimum Lot Width:

	Interior Lot	Corner Lot	Max. Bldg. Coverage
(1) Without sanitary sewer:			
One family	160 ft.	180 ft.	30%
Two family	160 ft.	180 ft.	30%
(2) With sanitary sewer:			
1 family	80 ft.	100 ft.	30%
2 family	90 ft.	110 ft.	30%
3 or 4 family	110 ft.	130 ft.	30%
Multifamily	—	—	30%

G. Yards – Main Structures.

1. Front Yard.

a. Where the lot abuts a highway, as designated on the official zoning map, the front yard depth shall be a minimum of thirty-five (35) feet as measured from the front property line.

b. Where the lot abuts a collector street, as designated on the official zoning map, the depth of the front yard shall be a minimum of twenty-five (25) feet as measured from the front property line .

c. Where the lot abuts a minor street, as designated on the official zoning map, the depth of the front yard shall be a minimum of twenty-five (25) feet as measured from the front property line. (Ord. 2004-6)

d. Where twenty-five (25) percent or more of the lots within a block abut collector or minor streets, and were occupied by main or principal structures prior to the effective date of the ordinance codified in this title, the setback line of the remaining vacant lots within such block shall be the average of the existing setbacks, except where the public health, safety, comfort, or welfare are endangered.

e. Where the lot served by public sewer abuts a storm or floodwater channel or basin, the minimum setback line shall be fifty (50)feet from the nearest shoreline or high water line and seventy-five (75) feet where a lot is not served by public sewer. No

accessory buildings shall project into such setback.

f. On corner lots the yards abutting the streets shall be classified as front yards.

2. Side Yard for Main Structure. Minimum side yard width for structures of one and one-half stories or less in height shall be ten feet. For each additional story of height, the width of each side yard shall be increased three feet.

3. Rear Yard for Main Structure. Minimum rear yard depth for structures of one and one-half stories or less shall be twenty-five (25) feet or greater. For each additional story in height above one and one-half stories, the depth of the rear yard shall be increased six feet.

H. Foundations. Dwellings shall be set on a full basement or other permanent enclosed foundation which meets the standards set forth in subchapters III, IV, and V of chapter 1L11R21, Wisconsin Administrative Code, or set on a comparable enclosed foundation system approved by the building inspector. The structure shall not rest upon a metal frame where the foundation meets the sills or floor joists. The building inspector may require a plan certified by a registered architect or a registered professional engineer to be submitted in order to ascertain that a proposed enclosed foundation system provides proper support for the structure.

I. Minimum Width. Dwellings shall have a minimum width of twenty-four (24) feet in addition to the habitable floor area required above at 14.20.030 C.

J. Accessory Structures. Structures may be erected in the rear yard, provided they do not exceed twenty (20) feet in height and are located at least three feet from any lot line, and provided further that the maximum lot coverage is not exceeded.

Structures which are attached to, or made a part of, the main structure, or which are

located within ten feet of the nearest projection of the main structure, shall comply in all respects with the provisions of this title applicable to the main structure.

The number of accessory structures may be one or two. If the number of accessory structures is two, one accessory structure shall have an area not to exceed 800 square feet, and one structure shall have an area not to exceed 200 square feet. If the number of accessory structures is one, the accessory structure shall have an area not to exceed 1,000 square feet.

Notwithstanding the above paragraph, the total area of all accessory structures shall not exceed the area of the largest story of the main or principal structure.

All accessory structures shall be architecturally consistent as to design, color, and materials with the main or principal structure. (Ord. 2001-17)