

ARTICLE V. RESIDENTIAL DISTRICTS

SECTION 30-17 R-1 SINGLE FAMILY RESIDENCE DISTRICT

(A) Permitted Uses

- (1) Single family dwelling
- (2) Accessory structure customarily incidental to the residential principal use when located on the same lot and not occupied by nor involving the conduct of a business or home occupation.
- (3) One (1) boathouse on lots abutting navigable water which, incidental to the residential principal use when located on the same lot not occupied by nor involving the conduct of a business or home occupation.
- (4) Home occupation.
- (5) Family day care center.
- (6) Group homes licensed, operated or permitted under authority of Wisconsin Department of Health and Social Services with eight (8) or fewer persons.
- (7) Public park, including all accessory structures, parking lots, signage and any other park related structures.

(8) Conditional Uses:

- Adaptive reuse of an institutional, quasi-public, public, or other specific/special building to a neighborhood orientated commercial or house use.
- Art center
- Cemetery
- Church
- Commercial greenhouse and nursery
- Community center
- Day care center
- Funeral home
- Governmental structures
- Group home licensed, operated, or permitted under authority of Wisconsin Department of Health and Social Services with nine (9) or more persons.
- Hospital
- Municipal structure
- Museum
- Nursing home
- Parking lot
- Public utility structures
- Retirement community
- School, public and private (including kindergarten, elementary and high school)
- Swimming club, private (non-profit)

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(B) Standards

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development District, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

(1) All Development:

(a) Lot Area

- (i) Width: Sixty (60) feet minimum.
- (ii) Depth: One hundred (100) feet minimum.
- (iii) Area: Seven thousand two hundred (7,200) square feet minimum.

(2) Principal Structures/Non-Residential

- (a) Height: Forty-five (45) feet maximum.
- (b) Side Yard Setback: Ten (10) feet minimum.
- (c) Front Yard Setback: Twenty five (25) feet minimum.
- (d) Rear Yard Setback: Twenty five (25) feet minimum.
- (e) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.

(3) Principal Structures

- (a) Height: Thirty-five (35) feet maximum or two and one-half (2 1/2) stories maximum.
- (b) Side Yard Setback: Seven and one-half (7 1/2) feet minimum, both sides.
- (c) Front Yard Setback: Twenty-five (25) feet minimum.
- (d) Rear Yard Setback: Twenty-five (25) feet minimum.
- (e) Dwelling Unit Structure Area: Eight hundred (800) square feet minimum (excluding cellar and attached garage).
- (f) Corner Lots: The side street (front yard) setback can be reduced to not less than twelve (12) feet, as may be necessary, to attain a twenty-eight (28) foot buildable width. The required side yard opposite the side street (front yard) must be maintained.
- (g) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.

(4) Accessory Structures

The total allowable area for detached and/or attached garages, excluding boathouse, shall not exceed one thousand two hundred (1,200) square feet in area per dwelling unit if in single or two family use.

- (a) Attached Garage:
All dimensional regulations (e.g. setbacks and height) of an attached garage shall be the same as the principal structure.
- (b) Detached Garage in Rear Yard
- (i) Height: Eighteen (18) feet and one (1) story maximum.
 - (ii) Front Yard Setback: Sixty (60) feet minimum, except if all required setbacks of a principal structure are met.
 - (iii) Yard Setback from an Alley Line: Ten (10) feet minimum.
 - (iv) Rear Yard Setback: Two and one-half (2 1/2) feet minimum.
 - (v) Side Yard Setback: Two and one-half (2 1/2) feet minimum.
 - (vi) Structure Area: Eight hundred (800) square feet maximum or a maximum thirty (30) percent of the rear yard area, whichever is less.
 - (vii) Any detached garage closer than five (5) feet to a principal structure shall adhere to or exceed all required minimum setbacks of the principal structure.
- (c) Detached Garage in Side Yard
- (i) Height: Eighteen (18) feet and one (1) story maximum.
 - (ii) Front Yard Setback: Twenty-five (25) feet or the same setback as the principal structure, whichever is greater.
 - (iii) Rear Yard Setback: Twenty-five (25) feet minimum.
 - (iv) Side Yard Setback: Seven and one-half (7 1/2) feet minimum.
 - (v) Structure Area: Eight hundred (800) square feet maximum or a maximum thirty (30) percent of the rear and side yard areas combined, whichever is less.
 - (vi) Five (5) feet minimum between principal and accessory structure.
- (d) Detached Garage on Corner Lots
- (i) Front Yard and Side Street (Front Yard) Setbacks: Twenty-five (25) feet minimum or the same as the existing principal structure.
 - (ii) Side Yard Setback: Two and one-half (2 1/2) feet minimum setback provided the accessory structure is a minimum of ten (10) feet from a neighboring principal structure.
 - (iii) Rear Yard Setback: Same as side yard setback.
 - (iv) Structure Area: Eight hundred (800) square feet maximum.

- (v) Detached garage closer than five (5) feet to a principal structure shall adhere to or exceed all minimum required setbacks of the principal structure.
- (e) Utility Storage Structure
 - (i) One (1) utility storage structure when located on the same lot as the principal structure not occupied by nor involving the conduct of a business or home occupation.
 - (ii) The location of the structure shall comply with all setback/height requirements governing a detached garage.
 - (iii) Structure Area: One hundred fifty (150) square feet maximum, with said utility storage structure and all other accessory structures combined not exceeding thirty (30) percent of the rear yard area.
- (f) Boathouse
 - (i) One (1) boathouse structure when located on the same lot as the principal structure.
 - (ii) The location of the boathouse shall comply with all setback/height requirements governing a detached garage.
 - (iii) Structure Area: Five hundred (500) square feet maximum.
- (g) Accessory Structures/Non-Residential
 - (i) Must be customary and incidental to the allowed principal use. Accessory structures may not exceed forty (40) percent of the floor area of the structure for incidental storage.
 - (ii) Standards
 - (aa) Same as the principal structure unless noted below.
 - (bb) Front Yard Setback: Sixty (60) feet minimum and not less than five (5) feet behind the principal structure.
 - (cc) Corner Lots: Front yard/side street (front yard) setbacks shall be the same as the principal structure.
- (h) Satellite Television Receiving Device
 - (i) Ground Mounted: Must be located in the rear yard and must adhere to the same required height and setback requirements as an accessory structure located in the rear yard.
 - (ii) Roof Mounted: Are permitted.
 - (aa) Height: No higher than the allowable height of the principal structure.

SECTION 30-18 R-1C SINGLE FAMILY CENTRAL RESIDENCE DISTRICT

(A) Permitted Uses

(1) Any use permitted in the R-1 Single Family Residence District, unless otherwise provided in this chapter.

(2) Conditional Uses:

- Adaptive reuse of an institutional, quasi-public, public, or other specific/special building to a neighborhood orientated commercial or house use.
- Art center
- Cemetery
- Church
- Commercial greenhouse and nursery
- Community center
- Day Care Center
- Funeral home
- Governmental structure
- Group home licensed, operated or permitted under authority of Wisconsin Department of Health and Social Services with nine (9) or more persons.
- Hospital
- Municipal structure
- Museum
- Nursing home
- Parking lot
- Public utility structure
- Retirement community
- Schools, public and private (including kindergarten, elementary and high school)
- Swimming club, private (non-profit)
- Two family dwelling

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(B) Standards

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development District, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

(1) Single Family Dwellings:

(a) Shall, at minimum, meet all R-1 Single Family Residence District basic standards.

(2) Two Family Dwellings:

(a) Shall, at minimum, meet all R-2 Two Family Residence District basic standards.

- (b) The percent of two family dwelling area permitted in a R-1C Single Family Central Residence District is a maximum of twenty (20) percent of the total land area of any R-1C Single Family Central Residence District completely bounded on all sides by other zoning districts, exclusive of public right-of-ways, as determined by the Department of Community Development.
- (3) Principal Structure/Non-Residential
- (a) Height: Forty-five (45) feet maximum.
 - (b) Side Yard Setback: Ten (10) feet minimum, both sides.
 - (c) Front Yard Setback: Twenty-five (25) feet minimum.
 - (d) Rear Yard Setback: Twenty-five (25) feet minimum.
 - (e) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.
- (4) Accessory Structures/Residential
- (a) Any residential accessory structure shall, at a minimum, meet all the basic accessory structure standards of the residential zoning district in which it is located.
- (5) Accessory Structures/Non-Residential
- (a) Must be customary and incidental to the allowed principal uses. Accessory structures may not exceed forty (40) percent of the floor area of the structure for incidental storage.
 - (b) Standards:
 - (i) Same as the principal structure unless noted below.
 - (ii) Front Yard Setback: Sixty (60) feet minimum and not less than five (5) feet behind the principal structure.
 - (iii) Corner Lots: Front yard/side street (front yard) setbacks shall be the same as the principal structure.

SECTION 30-19 R-2 TWO FAMILY RESIDENCE DISTRICT

(A) Permitted Uses

- (1) Any use permitted in the R-1 Single Family Residence District, unless otherwise provided in this Chapter.
- (2) Two family dwellings and accessory structures customarily incidental to the residential principal use.

(3) Conditional Uses

- Adaptive reuse of an institutional, quasi-public, public, or other specific/special building to a neighborhood orientated commercial or house use.
- Art center
- Cemetery
- Church
- Commercial greenhouse and nursery
- Community center
- Day care center
- Family day care center for nine (9) or more children
- Funeral home
- Governmental structures
- Group homes licensed, operated or permitted under authority of Wisconsin Department of Health and Social Services with nine (9) or more persons.
- Hospital
- Municipal structure
- Museum
- Nursing home
- Parking lot
- Public utility structure
- Retirement community
- Schools, public and private (including nursery, kindergarten, elementary and high school)
- Swimming club, private (non-profit)

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(B) Standards

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development District, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

(1) All Development:

(a) Lot Area

- (i) Width: Sixty (60) feet minimum.
- (ii) Depth: One hundred (100) feet minimum.
- (iii) Area: Seven thousand two hundred (7,200) square feet minimum.
- (iv) Per Unit: Three thousand six hundred (3,600) square feet minimum.

(2) Principal Structure/Non-Residential

- (a) Height: Forty-five (45) feet maximum.
- (b) Side Yard Setback: Ten (10) feet minimum, both sides.

- (c) Front Yard Setback: Twenty-five (25) feet minimum.
- (d) Rear Yard Setback: Twenty-five (25) feet minimum.
- (e) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.

(3) Principal Structure

- (a) Height: Thirty-five (35) feet maximum or two and one-half (2 1/2) stories maximum.
- (b) Side Yard Setback: Seven and one-half (7 1/2) feet minimum, both sides.
- (c) Front Yard Setback: Twenty-five (25) feet minimum.
- (d) Rear Yard Setback: Twenty-five (25) feet minimum.
- (e) Structure Area: One thousand two hundred (1,200) square feet minimum (excluding cellar and attached garage).
- (f) Dwelling Unit Structure Area: Four hundred (400) square feet minimum.
- (g) Corner Lots: The side street (front yard) setback can be reduced to not less than twelve (12) feet, as may be necessary, to attain a twenty-eight (28) foot buildable width. The required side yard opposite the side street (front yard) must be maintained.
- (h) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.

(4) Accessory Structures

The total allowable area for detached and attached garages, excluding boathouse, shall not exceed one thousand two hundred (1,200) square feet in area per dwelling unit if in single or two family use.

- (a) Attached Garage:
All dimensional requirements (e.g. setbacks and height) of an attached garage shall be the same as the principal structure.
- (b) Detached Garage in Rear Yard.
 - (i) Height: Eighteen (18) feet and one (1) story maximum.
 - (ii) Front Yard Setback: Sixty (60) feet minimum, except if all required setbacks of a principal structure are met.
 - (iii) Yard Setback from an Alley Line: Ten (10) feet minimum.
 - (iv) Rear Yard Setback: Two and one-half (2 1/2) feet minimum.
 - (v) Side Yard Setback: Two and one-half (2 1/2) feet minimum.

- (vi) Structure Area: Eight hundred (800) square feet maximum or a maximum thirty (30) percent of the rear yard area, whichever is less.
 - (vii) Any detached garage closer than five (5) feet to a principal structure shall adhere to or exceed all required minimum setbacks of the principal structure.
- (c) Detached Garage in Side Yard
- (i) Height: Eighteen (18) feet and one (1) story maximum.
 - (ii) Front Yard Setback: Twenty-five (25) feet or the same setback as the principal structure whichever is greater.
 - (iii) Rear Yard Setback: Twenty-five (25) feet minimum.
 - (iv) Side Yard Setback: Seven and one-half (7 1/2) feet minimum.
 - (v) Structure Area: Maximum eight hundred (800) square feet or a maximum thirty (30) percent of the rear and side yard areas combined, whichever is less.
 - (vi) Five (5) foot minimum between principal and accessory structure.
- (d) Detached Garage on Corner Lots
- (i) Front Yard and Side Street (Front Yard) Setbacks: Twenty-five (25) feet minimum or the same as the existing principal structure.
 - (ii) Side Yard Setback: Two and one-half (2 1/2) feet minimum setback provided the accessory structure is a minimum of ten (10) feet from a neighboring principal structure.
 - (iii) Rear Yard Setback: Same as side yard setback.
 - (iv) Structure Area: Eight hundred (800) square feet maximum.
 - (v) Any detached garage closer than five (5) feet to a principal structure shall adhere to or exceed all minimum required setbacks of the principal structure.
- (e) Utility Storage Structure
- (i) One (1) utility storage structure located on the same lot as the principal structure, not occupied by nor involving the conduct of a business or home occupation.
 - (ii) The location of the structure shall comply with all setback/height requirements governing a detached garage.
 - (iii) Structure Area: One Hundred Fifty (150) square feet maximum with said utility storage structure and all other accessory structures combined not exceeding thirty (30) percent of the rear yard area.
- (f) Boathouse

- (i) One (1) boathouse structure when located on the same lot as the principal structure.
 - (ii) The location of the boathouse shall comply with all setback/height requirements governing a detached garage.
 - (iii) Structure Area: Five hundred (500) square feet maximum.
- (g) Accessory Structures/Non-Residential
- (i) Must be customary and incidental to the allowed principal uses. Accessory structures may not exceed forty (40) percent of the floor area of the structure for incidental storage.
 - (ii) Standards:
 - (aa) Same as the principal structure unless noted below.
 - (bb) Front Yard Setback: Sixty (60) feet minimum and not less than five (5) feet behind the principal structure.
 - (cc) Corner Lots: Front yard/side street (front yard) setbacks shall be the same as the principal structure.
- (h) Satellite Television Receiving Device
- (i) Ground Mounted: Must be located in the rear yard and must adhere to the same required height and setback requirements as an accessory structure located in the rear yard area.
 - (ii) Roof Mounted: Are permitted.
 - (aa) Height: No higher than the allowable height of the principal structure.

SECTION 30-20 R-3 MULTIPLE DWELLING DISTRICT

(A) Permitted Uses

- (1) Any use permitted in the R-2 Two Family Residence District, unless otherwise provided in this Chapter.
- (2) Multiple dwellings and accessory structures customarily incidental to the residential principal use.
- (3) Conditional Uses

- Adaptive reuse of an institutional, quasi-public, public, or other specific/special building to a neighborhood orientated commercial or house use.
- Art center
- Boarding/rooming house

- Cemetery
- Church
- Commercial greenhouse and nursery
- Community center
- Day care center
- Family day care for nine (9) or more children
- Funeral home
- Governmental structures
- Group homes licensed, operated or permitted under authority of Wisconsin Department of Health and Social Services with sixteen (16) or more persons.
- Hospital
- Mobile home park, excluding the commercial sale of mobile home dwellings, unless such units are located on individual mobile home lots
- Municipal structure
- Museum
- Nursing home
- Parking lot
- Public utility structure
- Schools, public and private (including nursery, kindergarten, elementary and high school)
- Swimming club, private (non-profit)

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(B) Standards

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development Districts, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

(1) All Development

(a) Lot Area

- (i) Width: Sixty (60) feet minimum.
- (ii) Depth: One hundred (100) feet minimum.
- (iii) Area: Seven thousand two hundred (7,200) square feet minimum.
- (iv) Per Unit: Three thousand (3,000) square feet minimum.

(2) Principal Structure/Non-Residential

- (a) Height: Forty-five (45) feet maximum.
- (b) Side Yard Setback: Ten (10) feet minimum, both sides.
- (c) Front Yard Setback: Twenty-five (25) feet minimum.
- (d) Rear Yard Setback: Twenty-five (25) feet minimum.

- (e) **Off-Street Parking:** In accordance with Section 30-36 Off-Street Parking and Loading Facilities.
- (3) **Principal Structure/Single Family Dwelling:** Shall meet all R-1 Single Family Residence District basic standards.
- (4) **Principal Structure/Two Family Dwelling:** Shall meet all R-2 Two Family Residence District basic standards.
- (5) **Principal Structure/Multiple Family Dwellings**
 - (a) **Height:** Forty-five (45) feet maximum.
 - (b) **Side Yard Setback:** Seven (7) feet for one (1) story, plus three (3) feet each additional story, both sides.
 - (c) **Front Yard Setback:** Twenty-five (25) feet minimum.
 - (d) **Rear Yard Setback:** Twenty-five (25) feet for two (2) stories or less, plus five (5) feet each additional story.
 - (e) **Dwelling Unit Structure Area:** One thousand two hundred (1,200) square feet for two (2) units, three (3) units or more five hundred (500) square feet per unit minimum. No individual unit shall be less than four hundred (400) square feet.
 - (f) **Off-Street Parking:** In accordance with Section 30-36 Off-Street Parking and Loading Facilities.
- (6) **Accessory Structures**

The total allowable area for all accessory structures shall not exceed one thousand two hundred (1,200) square feet (excluding boathouse) per dwelling unit if in single or two family use, or five hundred (500) square feet per unit whichever is greater.

 - (a) **Attached Garage**

All dimensional requirements (e.g. setbacks and height) of an attached garage shall be the same as the principal structure.
 - (b) **Detached Garage in Rear Yard**
 - (i) **Height:** Eighteen (18) feet and one (1) story maximum.
 - (ii) **Front Yard Setback:** Sixty (60) feet minimum, except if all required setbacks of a principal structure are met.
 - (iii) **Yard Setback from an Alley Line:** Ten (10) feet minimum.
 - (iv) **Rear Yard Setback:** Two and one-half (2 1/2) feet minimum.
 - (v) **Side Yard Setback:** Two and one-half (2 1/2) feet minimum.
 - (vi) **Structure Area:** Five hundred (500) square feet per unit maximum or a maximum thirty (30) percent of the rear yard area, whichever is less.

- (vii) Any detached garage closer than five (5) feet to a principal structure shall adhere to or exceed all required minimum setbacks of the principal structure.
- (c) Detached Garage in Side Yard
- (i) Height: Eighteen (18) feet and one (1) story maximum.
 - (ii) Front Yard Setback: Twenty-five (25) feet or the same setback as the principal structure, whichever is greater.
 - (iii) Rear Yard Setback: Twenty-five (25) feet minimum.
 - (iv) Side Yard Setback: Seven and one-half (7 1/2) feet minimum.
 - (v) Structure Area: Five hundred (500) square feet per unit maximum or a maximum thirty (30) percent of the rear and side yard areas combined, whichever is less.
 - (vi) Five (5) foot minimum distance between principal and accessory structure.
- (d) Detached Garage on Corner Lots
- (i) Front Yard and Side Street (Front Yard) Setbacks: Twenty-five (25) feet minimum or the same as the existing principal structure.
 - (ii) Side Yard Setback: Two and one-half (2 1/2) feet minimum setback provided the accessory structure is a minimum of ten (10) feet from a neighboring principal structure.
 - (iii) Rear Yard Setback: Same as side yard setback.
 - (iv) Structure Area: Maximum five hundred (500) square feet per unit.
 - (v) Any detached garage closer than five (5) feet to a principal structure shall adhere to or exceed all minimum required setbacks of the principal structure.
- (e) Utility Storage Structure
- (i) One (1) utility storage structure when located on the same lot as the principal structure, not occupied by nor involving the conduct of a business or home occupation.
 - (ii) The location of the structure shall comply with all setback/height requirements governing a detached garage.
 - (iii) Structure Area: One Hundred Fifty (150) square feet maximum with said utility storage structure and all other accessory structures combined not exceeding thirty (30) percent of the rear yard area.
- (f) Boathouse
- (i) One (1) boathouse structure when located on the same lot as the principal structure.

- (ii) The location of the boathouse shall comply with all setback/height requirements governing a detached garage.
- (iii) Structure Area: Five hundred (500) square feet maximum.
- (g) Accessory Structure/Non-Residential
 - (i) Must be customary and incidental to the allowed principal uses. Accessory structures may not exceed forty (40) percent of the floor area of the structure for incidental storage.
 - (ii) Standards
 - (aa) Same as the principal structure unless noted below.
 - (bb) Front Yard Setback: Sixty (60) feet minimum and not less than five (5) feet behind the principal structure.
 - (cc) Corner Lots: Front yard/side street (front yard) setbacks shall be the same as the principal structure.
- (h) Satellite Television Receiving Device
 - (i) Ground Mounted: Must be located in the rear yard and must adhere to the same required height and setback requirements as an accessory structure located in the rear yard.
 - (ii) Roof Mounted: Are permitted.
 - (aa) Height: No higher than the allowable height of the principal structure.

SECTION 30-21 R-4 MULTIPLE DWELLING DISTRICT

(A) Permitted Uses

- (1) Any use permitted in the R-3 Multiple Dwelling District, unless otherwise provided in this Chapter.
- (2) Multiple family dwellings and accessory structures customarily incidental to the residential principal use.

(3) Conditional Uses

- Adaptive reuse of an institutional, quasi-public, public, or other specific/special building to a neighborhood orientated commercial or house use.
- Art center
- Boarding/rooming house
- Cemetery
- Church
- College/university, including residence halls
- Commercial greenhouse and nursery

- Community center
- Day care center
- Family day care center for nine (9) or more children
- Funeral home
- Governmental structures
- Group homes licensed, operated or permitted under Authority of Wisconsin Department of Health and Social Services with sixteen (16) or more persons.
- Hospital
- Municipal structure
- Museum
- Nursing home
- Parking lot
- Public utility structure
- Schools, public and private (including nursery, kindergarten, elementary and high school)
- Swimming club, private (non-profit)
- Vocational school

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(B) Standards

The following standards shall apply to development undertaken in this district, unless modified by the application of Section 30-33 Planned Development Districts, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

(1) All Development

(a) Lot Area:

- (i) Width: Sixty (60) feet minimum.
- (ii) Depth: One hundred (100) feet minimum.
- (iii) Area: Seven thousand two hundred (7,200) square feet minimum.
- (iv) Per Unit: Two thousand (2,000) square feet minimum.

(2) Principal Structure/Non-Residential

- (a) Height: Forty-five (45) feet maximum
- (b) Side Yard Setback: Ten (10) feet minimum, both sides.
- (c) Front Yard Setback: Twenty-five (25) feet minimum.
- (d) Rear Yard Setback: Twenty-five (25) feet minimum.
- (e) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.

(3) Principal Structure/Single Family Dwelling: Shall meet all R-1 Single Family Residence

District basic standards.

- (4) Principal Structure/Two Family Dwelling: Shall meet all R-2 Two Family Residence District basic standards.
- (5) Principal Structure/Multiple Family Dwellings
- (a) Height: Forty-five (45) feet maximum.
 - (b) Side Yard Setback:
 - (i) 1 to 4 units: Seven and one-half (7 1/2) feet minimum, both sides.
 - (ii) Greater than 4 units: Seven (7) feet one (1) story, plus three (3) feet each additional story, both sides.
 - (c) Front Yard Setback: Twenty-five (25) feet minimum.
 - (d) Rear Yard Setback: Twenty-five (25) feet for two (2) stories or less, plus five (5) feet per additional story.
 - (e) Dwelling Unit Structure Area: One thousand two hundred (1,200) square feet for two (2) units; one thousand five hundred (1,500) square feet for three (3) units; four (4) or more units five hundred (500) square feet per unit minimum. No individual unit shall be less than four hundred (400) square feet.
 - (f) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.
- (6) Accessory Structures
The total allowable area for all accessory structures shall not exceed one thousand two hundred (1,200) square feet (excluding boathouse) per dwelling unit if in single or two family use or five hundred (500) square feet per dwelling unit whichever is greater.
- (a) Attached Garage:
All dimensional requirements (i.e. setbacks and height) of an attached garage shall be the same as the principal structure.
 - (b) Detached Garage in Rear Yard
 - (i) Height: Eighteen (18) feet and one (1) story maximum.
 - (ii) Front Yard Setback: Sixty (60) feet minimum. However, can be closer to front lot line if all required setbacks of a principal structure are met.
 - (iii) Yard Setback from an Alley Line: Ten (10) feet minimum.
 - (iv) Rear Yard Setback: Two and one-half (2 1/2) feet minimum.
 - (v) Side Yard Setback: Two and one-half (2 1/2) feet minimum.
 - (vi) Structure Area: Five hundred (500) square feet per unit maximum or a maximum thirty (30) percent of the rear yard area, whichever is less.

- (vii) Any detached garage closer than five (5) feet to a principal structure shall adhere to or exceed all required minimum setbacks of the principal structure.
- (c) Detached Garage in Side Yard
- (i) Height: Eighteen (18) feet and one (1) story maximum.
 - (ii) Front Yard Setback: Twenty-five (25) feet or the same setback as the principal structure, whichever is greater.
 - (iii) Rear Yard Setback: Twenty-five (25) feet minimum.
 - (iv) Side Yard Setback: Seven and one-half (7 1/2) feet minimum.
 - (v) Structure Area: Five hundred (500) square feet per unit maximum or a maximum thirty (30) percent of the rear and side yard areas combined, whichever is less.
 - (vi) Five (5) foot minimum distance between principal and accessory structure.
- (d) Detached Garage on Corner Lots
- (i) Front Yard and Side Street (Front Yard) Setbacks: Twenty-five (25) feet minimum or the same as the existing principal structure.
 - (ii) Side Yard Setback: Two and one-half (2 1/2) feet minimum setback provided the accessory structure is a minimum of ten (10) feet from a neighboring principal structure.
 - (iii) Rear Yard Setback: Same as side yard setback.
 - (iv) Structure Area: Five hundred (500) square feet per unit maximum.
 - (v) Any detached garage closer than five (5) feet to a principal structure shall adhere to or exceed all minimum required setbacks of the principal structure.
- (e) Utility Storage Structure
- (i) One (1) utility storage structure when located on the same lot as the principal structure not occupied by nor involving the conduct of a business or home occupation.
 - (ii) The location of the utility storage structure shall comply with all setback/height requirements governing a detached garage.
 - (iii) Structure Area: One Hundred Fifty (150) square feet maximum with said utility storage structure and all other accessory structures combined not exceeding thirty (30) percent of the rear yard area.
- (f) Boathouse
- (i) One (1) boathouse structure when located on the same lot as the principal

structure.

- (ii) The location of the boathouse shall comply with all setback/height requirements governing a detached garage.
- (iii) Structure Area: Five hundred (500) square feet maximum.

(g) Accessory Structure/Non-Residential

- (i) Must be customary and incidental to the allowed principal uses. Accessory structures may not exceed forty (40) percent of the floor area of the structure for incidental storage.
- (ii) Standards
 - (aa) Same as the principal structure unless noted below.
 - (bb) Front Yard Setback: Sixty (60) feet minimum and not less than five (5) feet behind the principal structure.
 - (cc) Corner Lots: Front yard/side street (front yard) setbacks shall be the same as the principal structure.

(h) Satellite Television Receiving Device

- (i) Ground Mounted: Must be located in the rear yard and must adhere to the same required height and setback requirements as an accessory structure located in the rear yard.
- (ii) Roof Mounted: Are permitted.
 - (aa) Height: No higher than the allowable height of the principal structure.

SECTION 30-22 R-5 MULTIPLE DWELLING DISTRICT

(A) Permitted Uses

- (1) Any use permitted in the R-4 Multiple Dwelling District, unless otherwise provided in this Chapter.
- (2) Bed and breakfast inn
- (3) Boarding/rooming house and lodging house
- (4) College/university, including residence halls
- (5) Fraternity or sorority house
- (6) Hospital or sanitarium, except a mental or animal hospital
- (7) Municipal or governmental structure, except sewage disposal plants, garbage incinerators,

- public warehouses, public garages, public shops, and storage yards and prisons.
- (8) Nursing home
- (9) Public structure including public recreational and community center structure and ground.
- (10) Religious, philanthropic, and charitable institution.
- (11) Any use similar to the above uses.

(12) Conditional Uses

- Adaptive reuse of an institutional, quasi-public, public, or other specific/special building to a neighborhood orientated commercial or house use.
- Commercial greenhouse and nursery
- Cemetery
- Day care center
- Family day care center for nine (9) or more children
- Funeral home
- Group homes licensed, operated or permitted under authority of Wisconsin Department of Health and Social Services with sixteen (16) or more persons.
- Homeless shelter/center
- Mental or psychiatric hospital
- Parking lot
- Public utility structure
- Schools, public and private (including nursery, kindergarten, elementary, and high school)
- Substance abuse treatment facility
- Swimming club, private (non-profit)

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(B) Standards

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development Districts, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

(1) All Development

(a) Lot Area:

- (i) Width: Sixty (60) feet minimum.
- (ii) Depth: One hundred (100) feet minimum.
- (iii) Area: Seven thousand two hundred (7,200) square feet minimum.
- (iv) Per Unit: One thousand five hundred (1,500) square feet minimum.

(2) Principal Structure/Non-Residential

- (a) Height: Forty-five (45) feet maximum.
 - (b) Side Yard Setback: Ten (10) feet minimum, both sides.
 - (c) Front Yard Setback: Twenty-five (25) feet minimum.
 - (d) Rear Yard Setback: Twenty-five (25) feet minimum.
 - (e) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.
- (3) Principal Structure/Single Family Dwelling: Shall meet all R-1 Single Family Residence District basic standards.
- (4) Principal Structure/Two Family Dwelling: Shall meet all R-2 Two Family Residence District basic standards.
- (5) Principal Structure/Multiple Family Dwellings
- (a) Height: Forty-five (45) feet maximum.
 - (b) Side Yard Setback:
 - (i) 1 to 4 units: Seven and one-half (7 1/2) feet minimum, both sides.
 - (ii) Greater than 4 units: Seven (7) feet one (1) story, plus three (3) feet each additional story, both sides.
 - (c) Front Yard Setback: Twenty-five (25) feet minimum.
 - (d) Rear Yard Setback: Twenty-five (25) feet for two (2) stories or less, plus five (5) feet each additional story.
 - (e) Dwelling Unit Structure Area: One thousand two hundred (1,200) square feet for two (2) units, one thousand five hundred (1,500) square feet for three (3) units, four (4) or more units five hundred (500) square feet per unit minimum. No individual unit shall be less than four hundred (400) square feet.
 - (f) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.
- (6) Accessory Structures/Uses
The total allowable area for all accessory structures shall not exceed one thousand two hundred (1,200) square feet (excluding boathouse) per dwelling unit if in single or two family use or five hundred (500) square feet per unit whichever is greater.
- (a) Attached Garage:
All dimensional requirements (i.e. setbacks and height) of an attached garage shall be the same as the principal structure.
 - (b) Detached Garage in Rear Yard
 - (i) Height: Eighteen (18) feet and one (1) story maximum.

- (ii) Front Yard Setback: Sixty (60) feet minimum, except if all required setbacks of a principal structure are met.
 - (iii) Yard Setback from an Alley Line: Ten (10) feet minimum.
 - (iv) Rear Yard Setback: Two and one-half (2 1/2) feet minimum.
 - (v) Side Yard Setback: Two and one-half (2 1/2) feet minimum.
 - (vi) Structure Area: Five hundred (500) square feet per unit maximum or a maximum thirty (30) percent of the rear yard area, whichever is less.
 - (vii) Any detached garage closer than five (5) feet to a principal structure shall adhere to or exceed all required minimum setbacks of the principal structure.
- (c) Detached Garage in Side Yard
- (i) Height: Eighteen (18) feet and one (1) story maximum.
 - (ii) Front Yard Setback: Twenty-five (25) feet or the same setback as the principal structure, whichever is greater.
 - (iii) Rear Yard Setback: Twenty-five (25) feet minimum.
 - (iv) Side Yard Setback: Seven and one-half (7 1/2) feet minimum.
 - (v) Structure Area: Five hundred (500) square feet per unit maximum or a maximum thirty (30) percent of the rear and side yard areas combined, whichever is less.
 - (vi) Five (5) foot minimum between principal and accessory structures.
- (d) Detached Garage on Corner Lots
- (i) Front Yard and Side Street (Front Yard) Setbacks: Twenty-five (25) feet minimum or the same as the existing principal structure.
 - (ii) Side Yard Setback: Two and one-half (2 1/2) feet minimum setback provided the accessory structure is a minimum of ten (10) feet from a neighboring principal structure.
 - (iii) Rear Yard Setback: Same as side yard setback.
 - (iv) Structure Area: Five hundred (500) square feet per unit maximum.
 - (v) Any detached garage closer than five (5) feet to a principal structure shall adhere to or exceed all minimum required setbacks of the principal structure.
- (e) Utility Storage Structure
- (i) One (1) utility storage structure when located on the same lot as the principal structure not occupied by nor involving the conduct of a business or

home occupation.

- (ii) The location of the structure shall comply with all setback/height requirements governing a detached garage.
 - (iii) Structure Area: One Hundred Fifty (150) square feet maximum with said utility storage structure and all other accessory structures combined not exceeding thirty (30) percent of the rear yard area.
- (f) Boathouse
- (i) One (1) boathouse structure when located on the same lot as the principal structure.
 - (ii) The location of the boathouse shall comply with all setback/height requirements governing a detached garage.
 - (iii) Structure Area: Five hundred (500) square feet maximum.
- (g) Accessory Structure/Non-Residential
- (i) Must be customary and incidental to the allowed principal uses. Accessory structures may not exceed forty (40) percent of the floor area of the structure for incidental storage.
 - (ii) Standards
 - (aa) Same as the principal structure unless noted below.
 - (bb) Front Yard Setback: Sixty (60) feet minimum and not less than five (5) feet behind the principal structure.
 - (cc) Corner Lots: Front yard/side street (front yard) setbacks shall be the same as the principal structure.
- (h) Satellite Television Receiving Device
- (i) Ground Mounted: Must be located in the rear yard and must adhere to the same required height and setback requirements as an accessory structure located in the rear yard.
 - (ii) Roof Mounted: Are permitted.
 - (aa) Height: No higher than the allowable height of the principal structure.

SECTION 30-23 LAKESHORE OVERLAY DISTRICT

(A) Purpose

The purpose of this district is to provide an overlay to the different residential districts found in this Ordinance, as these relate to lakeshore areas in the community, specifically those which were developed prior to the introduction of zoning.

The overlay provisions are intended to relate to the irregular composition of parcels and ownership relationships which are found in such areas.

(B) Permitted Uses

The overlay district provisions may apply to any of the residential districts set forth in this Ordinance, where the overlay district has been so designated.

The primary residential district to which the overlay is applied governs the range of uses permitted.

(C) Standards

The following special standards apply to any district where the lakeshore overlay designation is applied. These standards shall apply only when the special standard differs from the standards set forth for the primary residential district. In all other respects, the standards set forth for the primary residential district apply.

(1) Principal Structure

- (a) Shore Yard Setback: Twenty-five (25) feet from the average annual high water mark minimum.
- (b) Street Yard Setback: Twenty-five (25) feet from the lot line minimum.
- (c) Side Yard Setback: Five (5) feet minimum.

(2) Accessory Structures/Garages

Accessory structures/garages are permitted in the street yard, side yard and on a garage lot.

(3) Accessory Structures/Garages in Street Yard

- (a) Street Yard Setback: Twenty (20) feet minimum.
- (b) Side Yard Setback: Two and one-half (2 1/2) feet minimum.
- (c) Setback Between the Principal Structure and the Accessory Structure: Five (5) feet minimum.

(4) Accessory Structure/Garage in Side Yard

- (a) Street Yard Setback: Same as existing principal structure.
- (b) Side Yard Setback: Two and one-half (2 1/2) feet minimum.
- (c) Setback Between the Principal Structure and the Accessory Structure: Three (3) feet minimum.

(5) Accessory Structure/Garage on a Garage Lot

- (a) One accessory structure per lot.

- (b) Lot Width: Shall align directly across from the existing residential lot with the principal structure.
- (c) Lot Area: Sufficient to meet the required setbacks.
- (d) Height: Eighteen (18) feet and one (1) story maximum.
- (e) Structure Area: Eight hundred (800) square feet maximum.
- (f) Front Yard Setback: Twenty-five (25) feet minimum.
- (g) Rear Yard Setback: Two and one half (2 1/2) feet minimum.
- (h) Side Yard Setback: Five (5) feet minimum.
- (i) Deed Restriction: Prior to the issuance of a building permit, the garage lot and existing related residential lot shall be deed restricted so as to treat use and transfer of ownership of the two (2) lots as one (1) parcel.

(6) Landscaping/Screening Plan

- (a) Where reduced setbacks apply the owner shall submit at the time of permit application, a landscaping/screening plan so as to buffer the structure from adjacent neighboring structures.
- (b) Types of landscaping/screening may include, but are not limited to, fencing, shrubbery, or both.
- (c) In the case of a garage lot, landscaping/screening must be used.