

Chapter 415. Zoning

Article III. Zoning Districts

§ 415-16. R1 and R2 Single- and Two-Family Residence Districts.

- A. Purpose and intent. To establish and preserve quiet, low-density neighborhoods providing a suitable environment for family life, free from uses except those which are both compatible and convenient to the residents of such districts.
- B. Permitted uses. The following uses and their customary accessory uses are permitted in R1 and R2 unless otherwise designated:
- (1) Detached single-family dwellings in R1 or R2 zoning.
 - (2) Home occupations and professional home offices.
 - (3) Public parks and playgrounds.
 - (4) Essential services. (See definitions § 415-97.)
 - (5) Two-family dwellings (duplex) only in R2 zoning.
 - (6) Attached or semidetached single-family dwellings only in R2 zoning.
 - (7) State-licensed community living arrangements servicing eight or fewer residents, unless a conditional use permit is required as provided by § 62.23(7)(l)9, Wis. Stats.
- C. Conditional uses. The following uses may be permitted after review and approval by the Plan Commission and Village Board under the procedures of Article V of this chapter:
- (1) R1 conditional uses.
 - (a) Planned residential developments.
 - (b) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters and museums.
 - (c) Schools or educational facilities.
 - (d) Churches or religious institutions.
 - (e) Unlighted private parks.
 - (f) Bed-and-breakfast establishments as defined in Article V (§ 415-44).
 - (g) State-licensed community living arrangements servicing nine or more residents.
 - (2) R2 conditional uses.
 - (a) Planned residential developments.

- (b) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters and museums.
- (c) Schools or educational facilities.
- (d) Churches or religious institutions.
- (e) Unlighted private parks.
- (f) Bed-and-breakfast establishments.
- (g) State-licensed community living arrangements servicing nine or more residents.

D. Area requirements.

- (1) Lot width: minimum 90 feet abutting a dedicated street.
 - (a) Single-family: minimum 90 feet width abutting a dedicated street.
 - (b) Two-family: minimum 120 feet width at the building setback line abutting a dedicated street for lots created after August 21, 2007.
- (2) Lot area: minimum 10,000 square feet.
- (3) Setbacks.
 - (a) Yard front: minimum 30 feet.
 - (b) Rear: minimum 30 feet.
 - (c) Side:
 - [1] Minimum of 10 feet for two-family lots created before August 21, 2007, and all single-family zoning.
 - [2] Minimum of 20 feet for two-family lots created after August 21, 2007.
- (4) Maximum building height.
 - (a) Principal buildings: 35 feet.
 - (b) Accessory structures: 15 feet.

E. Building height and area for single-family principal building.

- (1) The total minimum area square footage of a one-story single-family principal building shall be 1,300 square feet.
- (2) The minimum first floor area square footage of a two-story principal building shall be 750 square feet.
- (3) A tri-level dwelling shall have a minimum area square footage of 425 square feet per habitable level.
- (4) The basement area shall be a minimum of 425 square feet and a minimum height of seven feet.
- (5) The minimum width between the longest exterior sides of the structure shall be 24 feet.
- (6) Porches, garages, breezeways, storage appurtenances, carports, and basements shall not be included in calculating the minimum area square footage. See definitions § 415-97.

F. Building height and area for two-family principal building.

- (1) The total minimum area square footage of a one-story two-family principal building shall be 1,000 square feet per unit.
- (2) The minimum first floor area square footage of a two-story two-family principal building shall be 750 square feet per unit.
- (3) The basement area shall be a minimum of 425 square feet per unit and a minimum height of seven feet.
- (4) The minimum width between the longest exterior sides of the structure shall be 24 feet per unit.
- (5) Porches, garages, breezeways, storage appurtenances, carports, and basements shall not be included in calculating the minimum area square footage. See definitions § **415-97**.