

## R-4 Residential District

Zoning district for primarily multiple-family residential uses -- CH. 10-Zoning, S. 10.08

### **Permitted Uses 10.08(1)**

- Single family residences
- Duplexes
- Multiple family dwellings and condominiums
- Foster homes for less than 5 children
- Community living arrangements less than 16 people
- Utility services
- Home occupations
- Incidental uses and accessory buildings

### **Conditional Uses 10.08(2)**

- Daycare centers
- Schools
- Community living arrangements for 16 or more people
- Nursing homes
- Extended care facilities
- Hospitals
- Medical clinics
- Veterinary clinics
- Professional offices
- Dependency living arrangements
- Governmental uses
- Religious uses
- Private club homes and fraternities
- Cemeteries
- Mobile home parks

### **Setbacks and Height Requirements for Principal Structures 10.08(3),(6),(7),(8); 10.16; 10.17**

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)  
State or Federal Highway: 100/42 feet minimum  
County Highway: 75/42 feet minimum  
Town Road: 63/30 feet minimum  
Subdivision streets platted prior to ordinance: 20 feet minimum  
All other streets: 30 feet minimum from right-of-way

#### Maximum Height:

Single family residences and Duplexes --  
Two & one-half stories or 35 feet (mean of roof)  
Multiple family -- 4 stories maximum

#### Side yard:

Single family residences and Duplexes --  
10 feet minimum

#### Multiple family:

1-2 stories: 10 feet minimum  
3 stories or more without windows: 10 feet minimum  
3 stories or more with windows: 10 feet minimum plus 5 feet added for each story above '2<sup>nd</sup>'

#### Rear yard:

Single family residences and Duplexes: 25 feet  
Multiple family --  
1-2 stories: 25 feet minimum  
3+ stories: 25 ft minimum + 5 feet per story above 2<sup>nd</sup>

### **Reduced Side Yard for Principal Structures on Substandard Lots 10.16(5)**

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum on smaller side  
Lots less than 50 feet wide: 5 feet minimum on each side  
NOTE: See ordinance for corner lot exceptions.

### **Minimum Requirement for Lot Width & Area**

#### Public Sewer:

Single family: 60 feet and 8,000 sq. feet minimum  
Duplexes: 75 feet and 10,000 sq. feet minimum  
Multiple family: 60 feet and 8,000 sq. feet minimum  
with minimum lot area  
2,000 sq. feet per efficiency, one and two bedroom  
OR 2250 sq. feet per 3+ bedroom

#### Septic Systems:

Single family residences and Duplexes:  
100 feet and 20,000 sq. feet minimum  
Multiple family:  
100 feet and 20,000 sq. feet minimum  
with minimum lot area  
5000 sq. feet per dwelling unit minimum

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### **Maximum Lot Coverage: All buildings and structures**

#### Single family and Duplexes:

- Non-corner lot: 30% maximum
- Corner lot: 35% maximum

Multiple family: No maximum lot coverage percentage

### **Accessory Building Requirements 10.04(1); 10.08(3); 10.16(6)**

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- A principal residential use (home) exists or is under construction before a Zoning Permit for an accessory building may be issued.
- The total floor area of all residential accessory buildings shall not exceed 100% of the footprint area of the home.
- Accessory buildings shall not exceed 12 feet average height (mean of roof).
- Sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for accessory buildings. The building must be located in the rear yard and must be at least 10 feet away from the principal building.
  - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
  - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width

**NOTE:** A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

### **Mobile Home Parks 10.08(10)**

- Each space or lot for a single mobile home must have a minimum 3,000 sq. feet
- There must be 20 feet of spacing between mobile homes
- Each lot must be landscaped with at least one fast growing tree of at least 2 inches in diameter at ground level and two bushes or shrubs of at least 3 feet in height, or a landscaping plan utilizing topography, planting of trees or shrubs and or decorative fencing to provide a degree of privacy between lots must be submitted with the application for a conditional use permit.
- A well drained, clean and safe park and recreation area with a sufficient amount of playground equipment of at least ½ acre per 50 lots is required.
- All roads and streets must conform to the standards for platted roads and streets and must be paved in accordance with the paving standards of the town in which the park is located.
- Spacing between mobile homes and accessory buildings must be in accordance with Wis. Admin. Code, but in no case be less than 5 feet.
- A preliminary map of the park showing lot delineations, location of streets, access points to public roads, location of proposed buildings, park and recreational areas must be submitted with the application for a conditional use permit.

### **Livestock**

Not Permitted (e.g. horses, pigs, cows, llamas)

SEE DOMESTIC FOWL FACT SHEET