

Sec. 106-91. R-1 single-family residential district.

- (a) *Intent.* The R-1 residential district is intended to provide for single-family residential development at densities not to exceed 2.2 dwelling units per net acre.
- (b) *Permitted uses.* Permitted uses in the R-1 district are as follows:
 - (1) Single-family dwellings.
 - (2) Community living arrangements which have a capacity for eight or fewer persons, subject to the limitations set forth in Wis. Stats. § 62.23(7)(i).
 - (3) Foster family homes.
 - (4) Family day care homes.
 - (5) Essential services.
- (c) *Permitted accessory uses.* Permitted accessory uses in the R-1 district are as follows:
 - (1) Private attached garages and carports.
 - (2) Gardening, tool and storage sheds incidental to the residential use, less than or equal to 960 square feet in area. There shall be no more than one accessory building per residential lot.
 - (3) Satellite dish antennas located in the rear yard.
 - (4) Satellite dish antennas less than 30 inches in diameter shall be allowed anywhere except in any front yard of any lot.
 - (5) Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the city plan commission.
- (d) *Conditional uses.* For conditional uses in the R-1 district see sections 106-125, 106-126 and 106-128.
- (e) *Lot area and width.* Lots in the R-1 district shall be a minimum of 10,000 square feet in area and shall be not less than 50 feet in width. Corner lots shall be a minimum of 120 feet in total width.
- (f) *Building height and area.*
 - (1) No principal building or part of a principal building in the R-1 district shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height or the height of the principal structure.
 - (2) The total minimum floor area of a principal building in the R-1 district shall be 1,100 square feet.
 - (3) The minimum first floor area of a bi-level or two-story dwelling in the R-1 district shall be 800 square feet.
 - (4) A tri-level dwelling in the R-1 district shall have a minimum living area of 550

square feet per level.

(g) *Setback and yards.*

- (1) There shall be a minimum setback of 25 feet from the street right-of-way in the R-1 district.
- (2) There shall be a side yard on each side of all buildings of not less than eight feet in width in the R-1 district.
- (3) There shall be a rear yard of not less than 25 feet in the R-1 district.

(h) *Erosion control.*

- (1) Topsoil removal and the sale of topsoil removed from a parcel is a conditional use in all districts except the CD conservancy district. The plan commission shall require the use of adequate soil erosion control measures to prevent pollution of surface waters caused by runoff.
- (2) See article XII of this chapter for additional provisions about erosion control.

(i) *Plans and specifications to be submitted to city building inspector.* To encourage a single-family residential environment that is compatible with the residential character of the city, building permits for permitted uses in the R-1 single-family residential district shall not be issued without review and approval of the city building inspector in accordance with the guidelines set forth in sections 1003--1007 [106-242--106-246]. Such review and approval shall be concerned with general layout, building plans, ingress, egress and parking.

(Ord. No. OR98-24, § I(106.0404), 10-26-1998; Ord. No. OR99-02, § I(106.0404(b)(2)), 3-8-1999; Ord. No. 99-11, § I, 9-13-1999; Ord. No. OR00-16, § I, 9-12-2000)

Sec. 106-92. R-2 two-family residential district.

(a) *Intent.* The R-2 residential district is intended to provide for two-family residential development at densities not to exceed 4.1 dwelling units per net acre.

(b) *Permitted uses.* Permitted uses in the R-2 district are as follows:

- (1) Single-family/two-family dwellings.
- (2) Community living arrangements which have a capacity for eight or fewer persons, subject to the limitations set forth in Wis. Stats. § 62.23(7)(i).
- (3) Foster family homes.
- (4) Family day care homes.
- (5) Essential services.

(c) *Permitted accessory uses.*

- (1) Private attached garages and carports.
- (2) Gardening, tool and storage sheds incidental to the residential use, less than or equal to 960 square feet in area. There shall be no more than one accessory

building per residential lot.

- (3) Satellite dish antennas located in the rear yard.
 - (4) Satellite dish antennas less than 30 inches in diameter shall be allowed anywhere except in any front yard of any lot.
 - (5) Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the city plan commission.
- (d) *Conditional uses.* For conditional uses in the R-2 district see sections 106-122, 106-123 and 106-125.
- (e) *Lot area and width.* Lots in the R-2 district shall be a minimum of 10,500 square feet in area and shall be not less than 80 feet in width. Corner lots shall be a minimum of 110 feet in total width.
- (f) *Building height and area.*
- (1) No principal building or part of a principal building in the R-2 district shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height or the height of the principal building.
 - (2) The total minimum floor area of a principal building in the R-2 district shall be 1,400 square feet.
 - (3) The minimum first floor area of a bi-level or two-story dwelling in the R-2 district shall be 1,000 square feet.
 - (4) A tri-level dwelling in the R-2 district shall have a minimum living area of 450 square feet per level.
- (g) *Setback and yards.*
- (1) There shall be a minimum setback of 25 feet from the street right-of-way in the R-2 district.
 - (2) There shall be a side yard on each side of all buildings of not less than eight feet in width, for a total of 20 feet in the R-2 district.
 - (3) There shall be a rear yard of not less than 25 feet in the R-2 district.
- (h) *Erosion control.*
- (1) Topsoil removal and the sale of topsoil removed from a parcel is a conditional use in all districts except the CD conservancy district. The plan commission shall require the use of adequate soil erosion control measures to prevent pollution of surface waters caused by runoff in the R-2 district.
 - (2) See article XII of this chapter for additional provisions about erosion control in the R-2 district.
- (i) *Plans and specifications to be submitted to city building inspector.* To encourage a two-family residential environment that is compatible with the residential character of the city, building permits for permitted uses in the R-2 two-family residential district shall

not be issued without review and approval of the city building inspector in accordance with the guidelines set forth in sections 1003--1007 [106-242--106-246]. Such review and approval shall be concerned with general layout, building plans, ingress, egress and parking.

(Ord. No. OR98-24, § I(106.0405), 10-26-1998; Ord. No. OR99-02, § I(106.0405(b)(2)), 3-8-1999; Ord. No. 99-11, § I, 9-13-1999; Ord. No. OR00-19, § I, 10-23-2000)

Sec. 106-93. R-3 multifamily residential district.

- (a) *Intent.* The R-3 residential district is intended to provide for multifamily residential development at densities not exceeding 12 dwelling units per net acre for efficiency apartments, ten dwelling units per net acre for one-bedroom apartments, and eight dwelling units per net acre for two-bedroom or larger apartments.
- (b) *Permitted uses.* Permitted uses in the R-3 district are as follows:
 - (1) Single-family, two-family and multifamily dwellings, all brick or natural stone dwellings.
 - (2) Community living arrangements which have a capacity for 15 or fewer persons, subject to the limitations set forth in Wis. Stats. § 62.23(7)(i).
 - (3) Foster family homes.
 - (4) Family day care homes.
 - (5) Essential services.
- (c) *Permitted accessory uses.* Permitted accessory uses in the R-3 district are as follows:
 - (1) Attached/detached garages or underground parking shall be provided at a rate of one space per detached unit.
 - (2) Gardening, tool and storage sheds incidental to the residential use, less than or equal to 960 square feet in area. There shall be no more than one accessory building per development.
 - (3) Outside parking shall be provided at the rate of one space per unit. Parking shall not be located in the building setback area. A compact landscaping hedge, random landscaping screen or landscaped undulating berm shall be located directly adjacent to parking and driveway areas facing public streets. Adequate space shall be left between the landscaping material and the edge of the parking lot for snow storage and removal. Parking lots, including aisles, in the multifamily residential district shall be setback a minimum of 25 feet from any single-family or two-family residential side or rear lot line.
 - (4) Satellite dish antennas less than 30 inches in diameter shall be allowed anywhere except in any front yard of any lot.
- (d) *Conditional uses.* For conditional uses in the R-3 district see sections 106-122, 106-123 and 106-125.
- (e) *Lot area and width.*

- (1) Lots in the R-3 district shall be a minimum of 22,000 square feet in area, and no dwelling unit shall have a lot area of less than the following:
 - a. Efficiency apartments: 3,630 square feet per dwelling unit.
 - b. One-bedroom apartments: 4,356 square feet per dwelling unit.
 - c. Two-bedroom or larger apartments: 5,445 square feet per dwelling unit.
 - (2) No lot in the R-3 district shall be less than 110 feet in width. Corner lots shall be not less than 130 feet in width.
- (f) *Building height and area.*
- (1) No principal building or part of a principal building in the R-3 district shall exceed 45 feet in height. No accessory building shall exceed 15 feet in height.
 - (2) The total minimum floor area of a principal building in the R-3 district shall be as follows:
 - a. Efficiency dwelling unit: 500 square feet per dwelling unit.
 - b. One-bedroom dwelling unit: 850 square feet per dwelling unit.
 - c. Two-bedroom or larger dwelling unit: 1,000 square feet per dwelling unit.
- (g) *Setback and yards.*
- (1) There shall be a minimum setback of 25 feet from the street right-of-way in the R-3 district.
 - (2) There shall be a side yard on each side of all buildings of not less than ten feet in width in the R-3 district.
 - (3) There shall be a rear yard of not less than 25 feet in the R-3 district.
- (h) *Erosion control.*
- (1) Topsoil removal and the sale of topsoil removed from a parcel is a conditional use in all districts except the CD conservancy district. The plan commission shall require the use of adequate soil erosion control measures to prevent pollution of surface waters caused by runoff.
 - (2) See article XII of this chapter for additional provisions about erosion control.
- (g) *Plans and specifications to be submitted to city plan commission.* To encourage a multifamily residential environment that is compatible with the residential character of the city, building permits for permitted uses in the R-3 multifamily residential district shall not be issued without review and approval of the city plan commission in accordance with the guidelines set forth in sections 1003--1007 [106-242--106-246]. Such review and approval shall be concerned with general layout, building plans, ingress, egress, parking, landscaping and open space utilization.

(Ord. No. OR98-24, § I(106.0408), 10-26-1998; Ord. No. 99-11, § I, 9-13-1999)