

7.14 R1 Single Family Residential District

Purpose. This district is intended to provide for single-family detached residential development. The density of development is based on the availability of public facilities and the extent of coordination and planning as indicated by whether the development is part of an approved and recorded subdivision plat.

(1) **Permitted Principal Uses and Structures.**

- (a) Single-family detached dwellings.
- (b) Community living arrangements subject to the provisions and limitations of Section 62.23 (7) (i) Wis. Stats.
- (c) Day care (family).

(2) **Permitted Accessory Uses and Structures.**

- (a) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
- (b) Public utility installations not requiring a "certificate of public convenience and necessity" issued by Wisconsin PSC.

(3) **Special Exception Uses and Structures.**

Setbacks to be determined by the Town Board in the special use permit process, but not less than setbacks established in zone.

- (a) Convalescent homes and nursing homes.
- (b) Cemeteries.
- (c) Conservation Subdivisions.
- (d) Planned Unit Developments (PUD).
- (e) Bed and breakfast establishments provided the owner resides on the premises.

- (f) Day care (group).
- (g) Public and semi-public non-profit institutional uses including churches, schools, libraries and the like, provided principal access shall be directly onto a collector or arterial street.
- (h) Parks, playgrounds and community centers.
- (i) Utilities, government and cultural uses, fire, police stations.
- (j) Home occupations.
- (k) Public utility installations requiring a "certificate of public convenience and necessity" issued by Wisconsin PSC.

(4) Dimensional Requirements

(a) Permitted Principal Uses and Structures.
Served by public sewer:

- (1) Lot area Minimum 16,000 sq. ft.
- (2) Lot width Minimum 80 feet
- (3) Front yard Town Road - Minimum 37 feet
County or State Road - 55 feet
- (4) Rear yard Minimum 25 feet
- (5) Side yards Minimum 12 feet
- (6) Lot coverage Maximum 25%
- (7) Height Maximum 35 feet

Not served by public sewer:

- (1) Lot area Minimum 24,000 sq. ft.12-13-04
- (2) Lot width Minimum 100 feet
- (3) Front yard Town Road - Minimum 37 feet
County or State Road - 55 feet

- (4) Rear yard Minimum 25 feet
- (5) Side yards Minimum 12 feet
- (6) Lot coverage Maximum 25%
- (7) Height Maximum 35 feet

With Storm Sewer and Curb and Gutter: 6-10-02

- (1) Lot area Minimum 13,500 sq. ft.
- (2) Lot width Minimum 85 ft.
- (3) Front yard Town Road - Minimum 30 ft.
County or State Road - 55 ft.
- (4) Rear yard Minimum 25 ft.
- (5) Side yards Minimum 10 ft.
- (6) Lot coverage Maximum 25%
- (7) Height Maximum 35 ft.

**Single-Family Detached Dwellings in a Conservation
Subdivision served by public water/sewer. 12-13-04**

- (1) Lot area Minimum 8,000 sq. ft.
- (2) Lot width Minimum 60 feet
- (3) Front yard Town Road - Minimum 37 feet
County or State Road - 55 feet
- (4) Rear yard Minimum 25 feet
- (5) Side yards Minimum 12 feet
- (6) Height Maximum 35 feet
- (7) Lot coverage Maximum 30%

(b) **Accessory Structures**

For buildings 150 square feet in area or smaller:

- (1) Front yard Town Road - Minimum 37 feet
County or State Road - 55 feet
- (2) Rear yard Minimum 6 feet
- (3) Side yards Minimum 6 feet
- (4) Height Maximum 15 Feet
- (5) Lot coverage See 7.05 (3)
- (6) No building shall be located within 12 feet of any other building.

For buildings 151 to 750 square feet in area:

- (1) Front yard Town Road - Minimum 37 feet
County or State Road - 55 feet
- (2) Rear yard Minimum 12 feet
- (3) Side yards Minimum 12 feet
- (4) Height Maximum 20 feet
- (5) Lot coverage See 7.05 (3)
- (6) No building shall be located within 12 feet of any other building.

Accessory buildings larger than 750 square feet shall meet all requirements of other principal uses and structures.

- (5) **Off-Street Parking Requirements** - See Section 7.06
- (6) **Permitted Accessory Signs** - See Section 7.07

