

7.15 R2 RESIDENTIAL TWO-FAMILY DISTRICT

Purpose. This district is intended to provide for medium density residential development with emphasis on two-family residential uses. This district is primarily intended to apply to areas presently served by a public sewer system.

(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)
- (d) Two-family dwellings

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

- (a) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
- (c) 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) Bed and breakfast establishments provided the owner resides on the premises.

- (e) Day care (group).
- (f) Public and semi-public non-profit institutional uses including churches, schools, libraries, museums and the like.
- (g) Parks, playgrounds and community centers.
- (h) Home occupations.
- (i) Planned Unit Developments (PUD).
- (j) Utilities, government and cultural uses, fire, police stations.
- (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 20,000 sq. ft.
- (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

(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
- (7) **Landscaping Requirements** - See Section 7.08
- (8) **Conservation Subdivision Dimensional Requirements** - Same as R-1.