

7.16 R3 Multi-Family Residential District

Purpose. This district is intended to provide for medium to high- density residential area with emphasis on multi-family or apartment development. This district requires access to public sewer.

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

- (a) Single-family detached and attached 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.
- (e) Multi-family dwellings provided the building does not exceed three stories in height.

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

- (a) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
- (b) Temporary structures in connection with the construction of principal structures provided such structures are not used for living purposes. Temporary structures shall not remain over 90 days after construction of the principal structure is substantially complete.
- (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.
- (d) Day care (group).
- (f) 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.
- (g) Parks, playgrounds and community centers.
- (h) Multi-family dwellings in buildings exceeding three stories in height.
- (i) Utilities, government and cultural uses, fire, police stations.
- (j) Home occupations.
- (k) Planned Unit Developments (PUD).
- (l) Public utility installations requiring a "certificate of public convenience and necessity" issued by the Wisconsin PSC.

(4) Dimensional Requirements

(a) Multi-Family Dwellings.

Not exceeding 3 stories or 45 feet in heights:

Exceeding 3 stories or 45 feet in heights:

	Not exceeding 3 stories	Exceeding 3 stories
Lot Area	Minimum 20,000 sq.ft	Minimum 30,000 sq. ft.
Lot width	Minimum 120 feet	Minimum 200 feet
Front yard	Town Road minimum - 37 feet County or State Road - 55 feet	
Rear yard	Minimum 25 feet	Minimum 40 feet
Side yards	Minimum 20 feet	Minimum 40 feet
Density	Maximum 10 dwelling units per net acre	Maximum 10 dwelling units per net acre
Coverage	Maximum 30%	Maximum 30%

Not less than 30% of the total site area shall be landscaped in lawns, gardens, decorative plantings or wooded areas. A site plan under Section 7.25 is required.

(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 7.07 (11)
- (7) Landscaping Requirements. See Section 7.08
- (8) Conservation Subdivision Dimensional Requirements - Same as R-1.