

ZONING ORDINANCE

3.31 TRD-1 TRADITIONAL SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

The primary purpose and characteristics of the TRD-1 Traditional Single Family and Two Family Residential District is to provide for residential development at densities not to exceed six (6) dwelling units per acre. This District is further intended to provide for a neotraditional residential community encompassing no less than five (5) acres of land or at least one (1) entire block with housing types that are designed to establish and/or reinforce the street with building entrances primarily addressing the street and creating an environment that promotes pedestrian activity and interest on the street. The principal buildings are typically situated on narrower lots with shorter setbacks to the front and side yards, which still allow for porches, fences and small lawns. The parking is generally located at or behind the front facade of the principal building.

A. Permitted Uses.

1. Single family and two family residences.
2. Foster family homes housing less than four (4) children and not exceeding eight (8) total occupancies, which are in conformance with Wisconsin Statutes.
3. Community Living Arrangements with a capacity for eight (8) or fewer persons which are in conformance with Section 62.23(7)(i), Wisconsin Statutes, including Assisted Living Facilities.

B. Permitted Accessory Uses.

1. Boathouses; private, noncommercial.
2. Garages and carports; private, noncommercial.
3. Greenhouses; private, noncommercial.
4. Home Occupations, as permitted in Section 3.03 of this Ordinance.
5. Off-street parking spaces and parking facilities, in conformance with Section 6.01 of this Ordinance.
6. Outdoor signs, in conformance with Chapter 15 of the Code of General Ordinances, and limited to signs, not exceeding eight (8') square feet in area per lot, pertaining to the lease, rental or sale of a permitted building or premises.
7. Swimming pools; private, noncommercial and in conformance with Chapter 9 of the Code of General Ordinances.
8. Tennis and game courts; private, noncommercial.

C. Conditional Uses.

1. Community Living Arrangements with a capacity for greater than eight (8) persons, but not more than fifteen (15) persons which are in conformance with Section 62.23(7)(i), Wisconsin Statutes, including Assisted Living Facilities.
2. Historic monuments.

3. Private parks and playgrounds, buildings and grounds, properly licensed concessions primarily serving residents and guests, and recreational facilities such as a community center and/or clubhouse, including complementary commercial activities used in conjunction with an approved conditional use, excluding drive-in and drive-through facilities.

4. Utility substations.

5. Storm water detention and retention basins.

D. Lot Area and Width. Lots shall be a minimum of five thousand (5,000) square feet in area and shall not be less than fifty (50') feet in width.

E. Building Height. All buildings shall not exceed thirty-five (35') feet in height.

F. Front Yards. Interior lots shall have one (1) front yard with street frontage and corner lots shall have two (2) front yards with street frontages.

1. Setback and Frontage Requirements.

The front facade(s) of all buildings which faces a public or private street shall adhere to the following requirements:

a. There shall be a minimum front yard setback of fifteen (15') feet and a maximum front yard setback of twenty-five (25') feet, measured from the front lot line, which is the right-of-way line of any public street or any required easement or access way for a private street, or from the setback line of any major street, whichever is greater.

b. A minimum of forty (40%) percent of the principal building width, measured along the ground level of the front facade(s), shall be located within the front yard setbacks. Accessory buildings, including approved integrated architectural walls, garden walls, retaining walls, and fences, shall count toward this requirement, provided that they are located at or behind the ground level of the front facade that is located closest to the front lot line.

c. The front facade(s) where a garage wall(s) includes a garage door opening(s) that faces a public or private street on a corner lot is allowed to comprise more than fifty (50%) percent of the principal building width, measured along the ground level of the front facade(s), in **Section H.**, may be located farther from the front lot line than the maximum front yard setback.

2. Projection Requirements. The front facade(s) of each principal building which faces a public or private street shall adhere to the following requirements:

a. Any permitted architectural elements and/or similar features, such as awnings, bay windows, balconies, stairs, roof eaves, and trellises, including unenclosed porches, stoops, patios, porticos and pergolas, as well as approved integrated architectural walls, garden walls, retaining walls and fences, are allowed no closer than seven (7') feet from the front lot line.

b. A minimum of twenty-five (25%) percent of the principal building width containing a primary entrance, measured along the ground level of the front facade(s), excluding the garage wall where the garage door opening(s) face a public or private street, shall include one (1) or more of the permitted items identified in **Section F.2.a.** that extend at least two (2') feet beyond the living portion(s) of the front facade(s).

G. Interior and Rear Yards. Interior lots shall have two (2) interior yards. Corner lots shall have one (1) interior yard.

1. Interior and Rear Yard Setbacks for Principal Buildings. There shall be a minimum interior and rear yard of five (5') feet for one story buildings and eight (8') feet for two or more story buildings from the lot line to the principal building.

2. Interior and Rear Yard Setbacks for Accessory Buildings. There shall be a minimum interior and rear yard of four (4') feet from the lot line to the accessory building, and a minimum of four (4') feet shall be maintained between accessory buildings.

3. Distances between Accessory Buildings and Principal Buildings. Accessory buildings shall not be constructed closer than five (5') feet to any principal buildings.

4. Rear Lot Access. A minimum nine (9) foot interior yard shall be maintained on one side of the principal building for purposes of providing adequate rear lot access, except where an attached garage is part of the principal building or where a lot has alternative access to a public or private street.

H. Garage Door Placement. The garage wall(s) that includes a garage door opening(s) facing a public or private street, shall not comprise more than fifty (50%) percent of the facade of the principal building width containing a primary entrance, measured along the ground level of the front facade(s). In addition, one of the following requirements shall be met:

1. The garage wall(s) that includes a garage door opening(s) facing a public or private street shall not extend closer to the front lot line than the living portion(s) of the principal building, unless the garage door opening(s) are not oriented toward the public or the private street; or,

2. The garage wall(s) that includes a garage door opening(s) facing a public or private street shall be allowed to protrude beyond the living portion(s) of the principal building up to the end of an unenclosed porch, stoop, patio, portico and pergola, provided that at least fifty (50%) percent of the width of the garage wall(s), measured along the ground level of the front facade(s), comprise of an unenclosed porch, stoop, portico, or pergola for the living portion(s) of the principal building.

I. Off-Street Parking Requirement.

1. The driveway apron shall be a minimum of twenty (20') feet in length, measured from the front lot line, and such driveway apron shall not exceed the width of the driveway approach at the front lot line.

2. There shall be a minimum of two (2) parking spaces for each dwelling unit.

J. Building Composition and Character.

1. Roof Element/Composition. Roofs shall be pitched, hipped or gabled, and overhanging eaves are encouraged. Flat roofs with articulated parapets and cornices are allowed. The total height of the roof(s) from the lowest portion of the roof(s) to the ridge line shall be no greater than the height of the facade(s) of the building, measured vertically from the ground level of the facade(s) to the lowest portion of the roof(s).

2. Building Facade/Composition. All buildings shall have a well-defined front facade(s) with primary entrance(s) facing a public or private street. The buildings shall be aligned so the dominant lines of their facades parallel the line of the street and create a sense of enclosure. Departures may be permitted to terminate important vistas or to act as focal points for public or private spaces.

a. A minimum of one (1) primary entrance shall face a public or private street for all principal buildings, and only one (1) primary entrance shall be required where the front facade(s) of the principal building faces more than one (1) street, and this entrance shall first face the public street where available

b. Windows and/or entrances shall comprise at least ten (10%) percent of the total wall area of each facade of the principal building, provided that at least five (5%) percent of the total wall area for each floor of the principal building includes windows and/or entrances. Windows in garage walls, but not in garage doors, shall count toward this requirement. Any projections and recesses involving the principal building, including garage walls and garage door openings that face a public or private street shall be included in the total area of each facade.

c. The garage wall(s) where a garage door opening(s) that faces a public or private street is located closer to the front lot line than the closest living portion of the principal building shall include an unenclosed porch, stoop, portico, patio, or pergola of at least twenty-five (25) square feet in area along the front facade(s). Such entrance features shall be integrated into the design of the principal building and decorative posts, columns, and piers, including railings, balustrades, brackets, trellises, and other similar elements shall be used so as to de-emphasize any garage doors to the extent possible.

3. Garage Facade/Composition. The side(s) of the garage wall, whether attached to, or detached from, the principal building where the garage door opening(s) do not face a public or Private Street, shall be designed to be integral with the design features of the principal building.

K. Building Materials.

1. Permitted Building Materials. The exterior of all buildings shall include one (1) or more of the following: natural stone, brick, precast concrete and/or finished concrete masonry units (only at common brick sizes), terra cotta, glass, stucco or EIFS with a smooth or roughcast (pebbled) finish, and clapboards, including wood, fiber cement (masonry), vinyl and aluminum siding. In addition, the following requirements shall be met:

a. Integrated architectural walls, garden walls, retaining walls, fences and gates shall be of masonry, wood or decorative metal. Chain link or similar material is prohibited.

b. Hedges and evergreen shrubs used in combination with masonry and/or decorative metal fencing may replace mandated integrated architectural walls, garden walls, retaining walls and fences.

2. Prohibited Building Materials. Exterior building materials shall not include smooth-faced concrete blocks, tiltup panels, or prefabricated steel panels.

L. Mechanical Equipment/Outdoor Storage.

1. Mechanical Equipment. All vents, conduits, utility meters and other mechanical equipment or similar facilities which are attached to or detached from the front facade(s) of the principal building, including all rooftop equipment,

shall either be compatible with or integrated into the building and roof design to the extent possible and/or screened from view of a public or private street through the use of approved integrated architectural wall and/or landscape treatments.

2. Outdoor Storage, Loading, and Parking.

Service entries, trash collection and/or compaction, along with other service functions, shall be incorporated into the overall design of the building and the landscape so that the architectural design is consistent. The above areas shall be located and screened so the visual and acoustical impact of these functions are fully contained and out of view from adjacent properties and public or private streets to the extent possible.

M. Special Exceptions.

1. Procedure. Special exception requests shall be made in writing to the Department of City Development. Any special exception granted shall be considered unique to the project and will not set any precedent for future decisions. The City Plan Commission is designated the authority for granting a special exception from the requirements of the District. The special exception shall only be granted to the minimum extent practical in order to provide relief to the requirements of the District.

2. Criteria. The City Plan Commission may consider granting a special exception from the requirements of the District, provided that all of the following criteria are met:

a. Unique Circumstances. There are exceptional, extraordinary or unusual circumstances or conditions where a literal enforcement of the requirements of the District would result in severe hardship. Such hardships shall not generally apply to other properties or be of such a recurrent nature as combination with masonry and/or decorative metal to suggest that the requirements of the District should be changed.

b. Absence of Detriment. The special exception will not create a substantial detriment to adjacent property. In addition, the special exception shall not result in development that would be impractical or detract from the appearance of the District and shall not adversely affect emergency vehicle access and deprive adjoining residential properties of light and air.

c. Conformity.

(1) The special exception will not conflict in any way with the Wisconsin State Statutes or the City Comprehensive Plan.

(2) The special exception shall be harmony with the overall purpose of the land use and development standards and guidelines for the District.

(3) The proposed design substantially meets the intent of the District to line streets with active living spaces, create pedestrian-oriented streetscapes, and provide variety and visual interest in the exterior design of the buildings.

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