

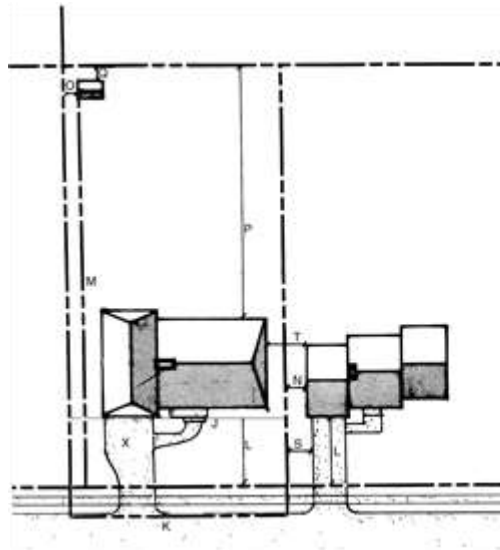
SUBCHAPTER 4: LAND USES

22.405 RESIDENTIAL LAND USES**(1) SINGLE-FAMILY DETACHED:**

(a) **Description:** A dwelling designed for and occupied by not more than one family and having no roof, wall, or floor in common with any other dwelling unit. This dwelling unit type consists of a single-family residence which is located on an individual lot or within a group development and which is fully detached from another dwelling unit or building.

(b) **Regulations:**

1. The dwelling unit must be one of the following: (i) a site-built structure, built in compliance with the UDC, or (ii) a manufactured dwelling (modular home) as permitted by the UDC, or (iii) a manufactured home as permitted by the HUD code.
2. For all dwelling units, the use of a permanent, continuous UDC foundation is required.
3. This dwelling unit type may not be split into two or more residences.



All below-grade portions of these dwellings (e.g. footings, crawl spaces, basements, etc.) shall be of masonry construction.

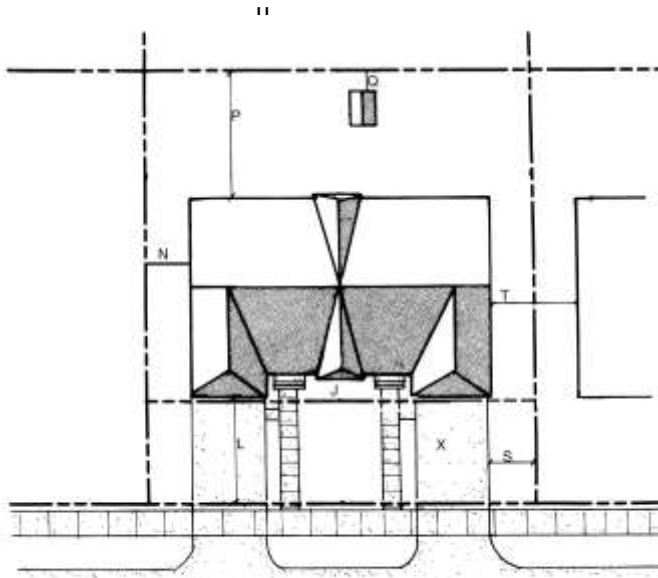
Refer to the illustration below and to Subchapter 2 for lot requirements labeled in capital letters:

Single-Family Detached Dwelling Unit

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22.405 (2) DUPLEX:

- (a) **Description:** This dwelling unit type consists of a single, two-family dwelling unit, which is in complete compliance with the State of Wisconsin One and Two-Family Dwelling Code (s. 101.60.66), and which has two individual dwelling units located side-by-side, or on multiple levels, upon a single lot. Each dwelling unit is occupied by the same family for periods of three months or longer. (See, Commercial Indoor Lodging, for rental periods of less than three month).
- (b) **Regulations:**
1. In side-by-side duplexes, a fire-rated wall assembly division, pursuant to the UBC, between the two dwelling units from the lowest level to flush against the underside of the roof.
 2. Individual entrances are required for each dwelling unit.
 3. The two residences must be located on the same lot. (The Townhouse is distinguished from the Duplex merely by having each unit located on an individual lot or within a group development).
 4. A Duplex may not be expanded into additional (i.e. more than 2) dwelling



b

elow-gra5. All Below-grade portions of these dwellings (e.g. footings, crawl spaces, basements, etc.) shall be of masonry construction.

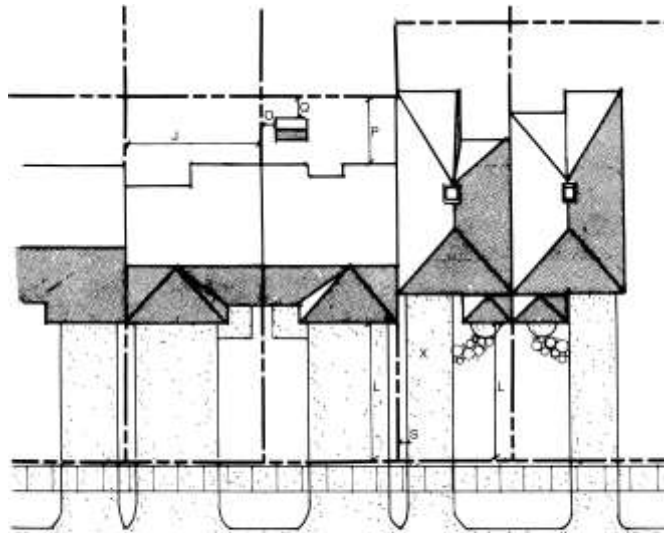
6. Refer to the illustration below and to Subchapter 2 for lot requirements labeled in capital letters: Duplex

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22.405 (3) TOWNHOUSE:

- (a) **Description:** This residential dwelling unit type consists of attached side-by-side, single-family residences, each having private, individual access, and each located on a separate lot or within a group development. Separate lots permit, but do not require, ownership of each unit by a different person. Each dwelling unit is occupied by the same family for periods of three months or longer. (See, Commercial Indoor Lodging, for rental periods of less than three months). (Compare, duplexes which are located on a single lot and do not accommodate separate ownership of each unit.)
- (b) **Regulations:**
1. A fire-rated wall assembly division, pursuant to the UBC, shall be constructed between each dwelling unit from the lowest level through the roof.
 2. Individual sanitary sewer and water laterals are required for each dwelling unit.
 3. No more than 8 townhouse dwelling units may be attached per group.
 4. All townhouse units within a development shall be located a minimum of 30 feet from the boundary of the development.
 5. Refer to the illustration below and to Subchapter 2 for lot requirements labeled in capital letters: Townhouse

Townhouse



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22.405 (4) MULTIPLEX:

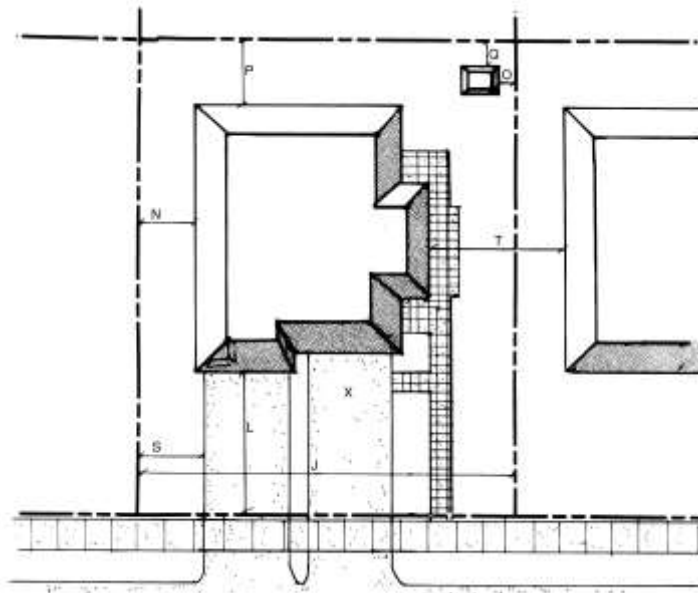
- (a) **Description:** This residential dwelling unit type is owned by a single entity and consists of 3 or more attached dwelling units, each of which has a private, individual exterior entrance. Each dwelling unit is occupied by the same family for periods of three months or longer. (See, Commercial Indoor Lodging, for rental periods of less than three months).
- (b) **Regulations:**
1. A fire-rated wall assembly division, pursuant to the UBC, between each dwelling unit from the lowest level through the roof.
 2. No more than 16 and no less than 3 dwelling units may be attached in a single building.
 3. As part of the conditional use requirements for group developments, any development comprised of one or more buildings which contain 4 or more dwelling units shall provide additional site design features such as: underground parking or garage parking, architectural elements, landscaping, and/or onsite recreational facilities.
 4. Refer to the illustration below and to Subchapter 2 for lot requirements labeled in capital letters: Multiplex

Multiplex

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22.405 (5) APARTMENT:

- (a) **Description:** This dwelling unit type consists of 3 or more attached dwelling units which provide access to the dwelling units from a shared entrance or hallway. Each dwelling unit is occupied by the same family for periods of three months or longer. (See, Commercial Indoor Lodging, for rental periods of less than three months).
- (b) **Regulations:** The following regulations apply to all Apartments wherever located in the Extraterritorial Zoning District:
1. A fire-rated wall assembly division, pursuant to the UBC, between each dwelling unit from the lowest level to the underside of the roof.
 2. No more than 16 and no less than 3 dwelling units may be located in a single building. (2-unit buildings are either duplexes or Townhouses).
 3. As part of the conditional use requirements for group developments, any



development comprised of one or more buildings which contain 4 or more dwelling units shall provide additional site design features such as: underground parking or garage parking, architectural elements, landscaping, and/or onsite recreational facilities.

4. Refer to the illustration below and to Subchapter 2 for lot requirements labeled in capital letters: Apartment

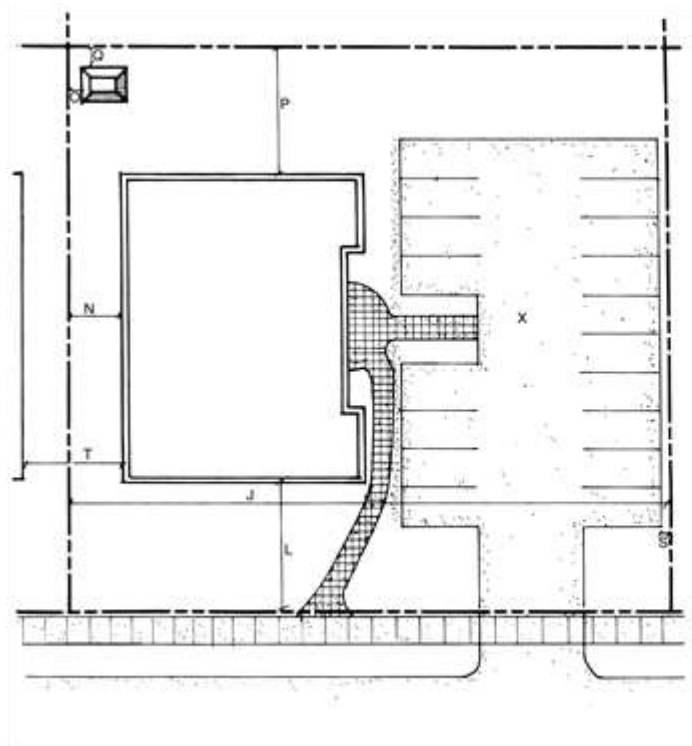
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22.405 (6) MOBILE HOME:

(a) **Description:** This dwelling unit type consists of a structure, manufactured or assembled before June 15, 1976, which was designed to be towed as a single unit or in sections upon a highway by a motor vehicle, and which was designed to be used primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall length in excess of 45 feet. (Statutory reference Sec. 101.91(2k) Wis. Stats.). Mobile homes are distinguishable from Manufactured Homes.

(b) Regulations:

1. No mobile home may be placed, parked, stored or occupied within the Town unless
 - a. it is exclusively used as a Contractor=s Project Office (22.413(3)) temporary land use; or



ely offered Afor sale@ at an Outdoor Display (22.408(4)) commercial land use, provided the business conducting the outdoor display is engaged in the business of selling new mobile homes.

(c) **Manufactured Home:** Manufactured homes are treated like other stick-built homes.

(7) INSTITUTIONAL RESIDENTIAL DEVELOPMENT:

(a) **Description:** (See, Section 22.406(6))

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(b) Regulations:

1. See, Section 22.406(6)
2. This use is also listed as a ~~Aresidential use~~ so that both the residential and the non-residential regulations of Subchapter 2 shall apply, because these uses combine features of residential and non-residential uses.

(8) MOBILE HOME/MANUFACTURED HOME PARK:

(a) Description: This land use is a form of residential development which is exclusively reserved for,

1. conventional mobile home/manufactured home parks, in which all of the lots are owned by a single entity and rented (with or without homes) to individuals; and
2. mobile home/manufactured home condo parks, in which all lots are part of the same condominium association and are owned individually by unit owners.

Although mobile homes can not be placed, parked, or stored in the Town (as per section 22.405(6)), this land use includes mobile homes to cover existing parks (if any) with mobile homes that are non-conforming structures and non-conforming uses.

(b) Regulations:

1. Developments shall be located so as to blend with adjacent residentially zoned areas to the greatest extent possible.
2. Developments shall comply with the same landscaping and bufferyard requirements as the Multi-family Residential District, as specified in Section 22.207(2).
3. Each of the lots and mobile home units must meet the requirements for mobile homes listed in Section 22.405(6).
4. A blanket variance is hereby granted to all existing mobile home/manufactured home parks located in the Town upon the effective date of this ordinance. This blanket variance will permit such parks to continue operation. However, such parks may not be expanded or altered except in compliance with this Ordinance. Nothing herein shall limit or waive the obligation of each park to comply with all other licensing or permitting requirements of the Township.

Rationale: The purpose of this blanket variance is to make sure that the continued operation of existing mobile home/manufactured home parks are not affected by this ordinance, but any expansion or modification of existing parks shall comply with this new ordinance. It is expected that park

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expansions or modifications shall be pursued either as a conditional use within the MF District (22.207(2)), or as a Planned Development (22.209). This blanket variance ensures that existing parks do not encounter difficulty when transferring ownership, because they would otherwise be considered nonconforming uses, and it ensures that mobile homes within the parks can be removed and replaced with manufactured homes without triggering the need for a zoning permit.

5. Each dwelling shall be occupied by not more than one family.
6. Each park shall be surrounded by an additional set back and buffer yard of 100 feet, which shall contain at least 500 landscaping points per 100 feet.

22.406 AGRICULTURAL LAND USES**(1) CULTIVATION:**

- (a) **Description:** Cultivation land uses include all operations primarily oriented to the on-site, outdoor raising of plants for commercial sale or for livestock feed. This land use includes trees which were raised as a crop, such as in nursery or Christmas tree operations. It also includes trees which are subject to the "managed forest crop land" program.

- (b) **Regulations:**

1. In all Natural Resource Protection Overlay Districts, cultivation is allowed only as a conditional use, provided the area proposed for cultivation is designated on the submitted site plan and/or recorded Plat or CSM as an "area which may be used for cultivation."

(2) HUSBANDRY:

- (a) **Description:** Husbandry land uses include all operations which are primarily oriented to the on-site raising and/or use of animals, and which are not regulated by section 93.90 Wis. Stats. Apiaries are considered husbandry land uses.