

ZONING

690 Attachment 1

City of Reedsburg

**Zoning Controls
Schedule 1**

Residential Districts

[Amended 2-24-2005; 11-10-2008; 1-11-2016 by Ord. No. 1822-16]

| District | R1 | R2 | R3 |
|--------------------------|---|---|--|
| Purpose | To protect the integrity of the residential areas by prohibiting incursion of incompatible nonresidential uses. To maintain compact residential development around the existing urban-residential areas. To locate one- and two-family residences only. | To protect the integrity of the residential areas by prohibiting incursion of incompatible nonresidential uses. To maintain compact residential development around the existing urban-residential areas. To locate one- and two-family residences only. | To protect the integrity of the residential areas by prohibiting incursion of incompatible nonresidential uses. To maintain compact residential development around the existing urban-residential areas. To locate residences of 3 or more families. |
| Principal Permitted Uses | One-family dwelling Two-family dwelling | One-family dwelling Two-family dwelling | One-family dwelling Two-family dwelling Multiple-family dwellings in accordance with Article XXV |

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| District | R1 | R2 | R3 |
|----------------------|---|--|--|
| Conditional Uses | Library Museum Park or playground § 690-20 (Public and semipublic uses) and § 690-21 (Residential uses) Home business, § 690-9 for definition under "Accessory building or use" Bed-and-breakfast establishments | Library Museum Mobile home park if in compliance with § 690-24 Park or playground § 690-20 (Public and semipublic uses) and § 690-21 (Residential uses) Home business, § 690-9 for definition under "Accessory building or use" Bed-and-breakfast establishments | Museum Park or playground § 690-20 (Public and Semipublic uses) and § 690-21 (Residential uses) Home business, § 690-9 for definition under "Accessory building or use" Bed-and-breakfast establishments |
| Accessory Uses | See § 690-9 definition | See § 690-9 definition | See § 690-9 definition |
| Minimum Lot Area | 6,000 square feet Article XXIII for unsewered areas | 9,600 square feet Article XXIII for unsewered areas | 9,600 square feet, provided that multiple-family dwellings shall have 1,500 square feet per dwelling unit. Article XXIII for unsewered areas |
| Minimum Lot Frontage | 40 feet | 40 feet | 40 feet |
| Minimum Lot Width | 66 feet | 80 feet | 80 feet |

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| District | R1 | R2 | R3 | |
|---|---|---|--|--|
| Municipal Yard Dimensions Principal Building (See exceptions in § 690-46) (See § 690-39 for substandard lots) Accessory Building (See § 690-39 for substandard lots) | Street: 20 feet Corner lots: 20/12 feet Side: 8 feet Rear: 15 feet Side: 5 feet Rear: 5 feet | Street: 25 feet Corner lots: 25/20 feet for lots within City limits. Side: 8 feet Rear: 25 feet Side: 5 feet Rear: | Street: 25 feet Side: 8 feet Multiple-family dwelling the lesser of 1/2 height or 1/2 width of building. Rear: 25 feet Multiple-family dwelling the lesser of 1/2 height or 1/2 width of building. Side: 5 feet Rear: 5 feet | |
| Minimum Building Dimensions Principal Building | 1st floor 24 feet wide x 30 feet wide per living unit | 1st floor 24 feet wide x 30 feet wide per living unit | 1st floor 24 feet wide x 30 feet wide per living unit 3-family or more 24 feet wide x 30 feet long per structure | |
| Maximum Lot Coverage (Floor Area Ration) Principal Building Accessory Building Not to Exceed | 38% 15% 48% | 27% 10% 35% | 1- to 2-Family 27% 8% 35% | 3-Family or More 40% 10% 50% |

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| District | R1 | R2 | R3 |
|---|---|---|--|
| <p>Maximum Building Height Principal Building</p> <p>Accessory Building</p> | <p>2 stories but not over 35 feet</p> <p>15 feet as measured to the roof structure's highest point; or 20 feet and with the same setbacks as the principal building</p> | <p>2 stories but not over 35 feet</p> <p>15 feet as measured to the roof structure's highest point; or 20 feet and with the same setbacks as the principal building</p> | <p>2 stories but not over 35 feet Multiple-family dwelling 3 stories but not over 35 feet 15 feet as measured to the roof structure's highest point; or 20 feet and with the same setbacks as the principal building</p> |
| <p>Maximum Building Area Garages/Accessory Buildings</p> | <p>2 accessory structures and 1 attached garage are permitted up to 2,000 square feet in total or the maximum lot coverage, whichever is less</p> | <p>2 accessory structures and one attached garage are permitted up to 2,000 square feet in total or the maximum lot coverage, whichever is less</p> | <p>The maximum allowed area per unit shall be 800 square feet for attached garages or accessory buildings</p> |