17.27 - Residential District (R-1).

(1) SPECIFIC USES PERMITTED. Land shall be used and buildings and structures shall be erected, altered, enlarged or used only for one or more of the following purposes, subject to the provisions of this section and other applicable sections of the Zoning Code:

(a) Single-family dwellings, accessory buildings and uses.

(b) Churches and public, private or parochial schools.

(c) Public parks, playgrounds and recreation areas.

(d) Public buildings and public utility buildings subject to the approval of the Plan Commission.

(e) Railroad rights-of-way not including yards.

(f) Swimming pools, private.

(g) Temporary real estate signs, not to exceed 25 square feet in area.

(h) Home occupations.

(i) Family day care homes.

(j) Community living arrangements, as defined in Wis. Stat. § 62.23(7)(i).

(2) CONDITIONAL USES PERMITTED. The following uses are permitted, after review of the City Plan Commission, and approval of the Common Council, following written notification of the owners of all abutting and fronting properties and provided there is compliance with the area and height regulations of the R-1 District indicated below. In acting upon any application for a permitted use hereunder, the Plan Commission and Common Council shall consider whether the proposed use or structure is in accordance with the purpose and intent of this Chapter and will not be hazardous, harmful, offensive or otherwise adverse to the environment or the value of neighborhood or community. The Common Council may attach conditions to a special permit granted hereunder in order to assure that the requested use will remain in conformity with these standards. The uses for which a special permit in this district may be issued are:

(a) Bed and breakfast establishments meeting all State statutory and local ordinance requirements.

(b) Professional offices.

(c) Funeral parlors and mortuaries.

(d) Child day care centers.

(e) Wellness and fitness center.

(3) HEIGHT. No dwelling shall be erected or structurally altered to exceed a height of 35' or 2 1/2 stories.

(4) LOT COVERAGE. The ground area occupied by the principal and accessory buildings shall not exceed 40% of the total area of the lot. In determining lot size requirements under this subsection, the footprint of the principal building and accessory building shall be used.

(5)

LOT AREA. Each lot shall have a minimum area of 9,000 square feet and a minimum width of 90', except where a lot is smaller in area or width but was a lot of record on May 18, 1965, such lot may be occupied by a single-family dwelling, provided the lot is not less than 5,400 square feet in area; and excepting that where a lot was smaller in area than 7,200 square feet, or less than 90' in width, but was a lot of record on April 17, 2001, such lot may be occupied by a single-family dwelling provided the lot is not less than 7,200 square feet in area.

(6) FRONT YARD. There shall be a front yard of not less than 25'.

(7) REAR YARD. There shall be a rear yard of not less than 25' in depth.

(8) SIDE YARDS. Each lot shall have two side yards not less than 8' each. On corner lots the side yard adjacent to the street shall be not less than 25'.

(9) CUL-DE-SACS. With respect to lot size for cul-de-sacs, the lot must be a minimum of 90 feet in width at the 25-foot front yard setback line; at the street line the minimum width must be 60 feet.