

ARTICLE 18 DIMENSIONAL AND RELATED STANDARDS

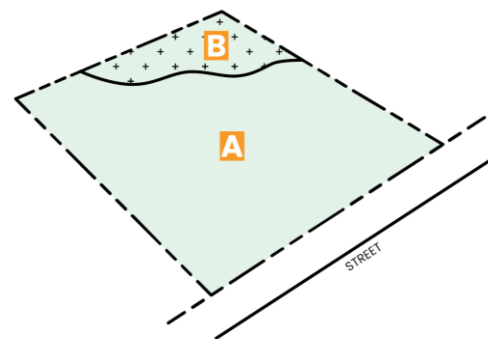
490-2300 Generally

- A. Applicable standards.** Lots, buildings, and other structures not located within a planned development district must conform to the dimensional standards specified in Appendix C, except as may be otherwise allowed in this chapter. The standards for lots, buildings, and other structures in a planned development district are enumerated in the general development plan for the zoning district and incorporated into Article 9.
- B. Change in lot.** The size, width, and/or configuration of a lot may not be modified by any means when such modification increases the degree of an existing nonconformity or makes a conforming lot or building nonconforming. This restriction does not, however, apply when a governmental body acquires land from a willing or unwilling seller for a road construction project or any other public project.

490-2301 Lot area

- A. Intent.** The size of buildable lots, along with other dimensional standards, are used to encourage mutually compatible uses as set forth in the City's comprehensive plan.
- B. Standard.** The minimum size of lots must comply with the standards specified in Appendix C, except when such lots are otherwise authorized herein.
- C. Exemptions.** An outlot created by a land division that is authorized by the City is exempt from the minimum lot size requirements if the parcel is dedicated to the public or used for stormwater facilities or other types of development-related infrastructure or common open space, including walking and recreation trails.
- D. Measurement of lot area.** Lot area is measured on the horizontal plane and excludes the following:
- (1) 100 percent of the area between the front lot line and the base setback line.
 - (2) 100 percent of wetlands as delineated by a professional wetland delineator recognized by the Wisconsin Department of Natural Resources,
 - (3) 100 percent of the area of a flag lot that constitutes the stem,
 - (4) 80 percent of the land within the 100-year floodplain overlay district,
 - (5) 100 percent of the area that extends into an existing or planned street right-of-way, and
 - (6) 100 percent of any survey overlaps.
- E. Change in lot with a conditional use.** The property boundary lines of a lot with a conditional use may not be modified in any manner without the express authorization of the Plan Commission. If the Plan Commission determines that the proposed reconfiguration or change in lot area is substantive, the proposed change may only occur if the Plan Commission grants

Exhibit 18-1. Lot area



Lot area = A (total area) – B (exclusions, if any)

a new approval with the proposed lot consistent with the review procedures and requirements for a conditional use in effect at the time.

F. Lot area in the context of land divisions. Minimum lot area requirements are one of many factors that affect how many lots could potentially be created through the land division process.

G. Nonconformity. An existing lot that is smaller than the minimum lot area is a nonconforming lot and is subject to the applicable standards in Article 26.

490-2302 Lot width

A. Intent. Lot width, along with other dimensional standards, establish minimum requirements to ensure compatibility of lots and that lots are buildable consistent with the character as set forth in the City's comprehensive plan.

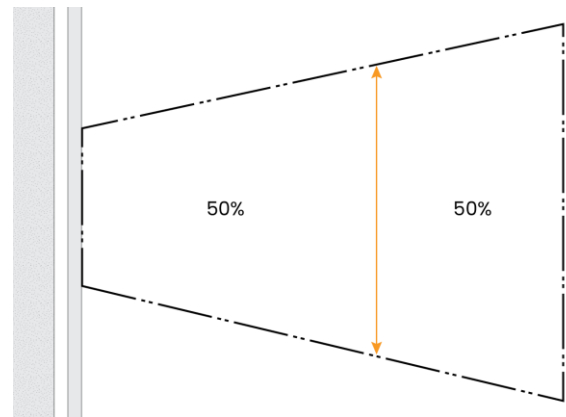
B. Standard. The width of a lot must comply with the standards specified in Appendix C, unless otherwise modified.

C. Exemptions. A parcel created by a land division that is authorized by the City is exempt from the lot width requirements if the parcel is to be dedicated to the public or used for stormwater facilities and other types of development-related infrastructure or common open space including walking and recreation trails.

D. Measurement of lot width. Lot width is the distance measured across a lot at the point where an imaginary line divides the lot such that 50 percent of the lot's total area lies in front of the line and 50 percent lies behind it. This line is generally parallel to the front property boundary and is used to determine a representative width that reflects the lot's overall proportions.

E. Nonconformity. An existing lot that does not comply with the minimum width requirement is a nonconforming lot and is subject to the applicable standards in Article 26.

Exhibit 18-2. Lot width



490-2303 Building setbacks

A. Intent. Building setback standards, along with other dimensional standards, establish a pattern of development in each of the zoning districts. The established setback standards provide for a varying degree of (1) privacy between neighbors; (2) separation to mitigate noise and odor; (3) space for light and air circulation; (4) land for landscaping, recreational use, pleasure, and stormwater management; (5) land for maintaining the exterior of buildings and other structures; (6) room for the placement and maintenance of under-ground and above-ground utilities; and (7) room for emergency vehicles between and around buildings and other structures.

B. Standards. Except as allowed in this section, buildings must comply with the setback requirements specified in Appendix C. When a survey overlap exists between the subject property and an adjoining lot, required setbacks are measured from the boundary line of the adjoining property as depicted on the most recent recorded deed, plat, or survey for that adjoining lot. This standard ensures that buildings and structures on the subject property will remain compliant with setback requirements after the survey overlap is resolved through a boundary agreement, corrective instrument, or judicial action.

C. Setback averaging for street yards. The required street yards may be decreased in any residential district or commercial district to the average of the existing street yards of the abutting buildings on each side but in no case less than 15 feet in any residential district and 5 feet in any commercial district. For the purpose of this subsection, the following rules apply when applying setback averaging:

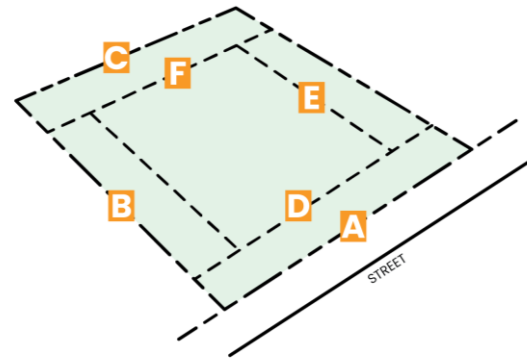
- (1) Building projections which may extend into the street yard are not included.
- (2) Street yard setback reductions as allowed by a variance are not included.

D. Decks and porches. Decks and porches are part of the building and therefore must comply with all applicable setback requirements or as allowed in subsection (E) below.

E. Wheelchair access ramps. The building inspector may, upon written petition, allow the construction of an unenclosed wheelchair access ramp in a setback area, provided the proposed location for the ramp is the only reasonable location based on the existing configuration of the building and the ramp encroaches into the setback area no more than is necessary to provide access to the building. Also see Article 5 for additional provisions relating to reasonable accommodations.

F. Measurement. Front yard setbacks are measured from the base setback line to the fascia if the roof overhang is more than 2 feet or to the foundation wall if the roof overhang is 2 feet or less. Side and rear setbacks are measured from the corresponding lot line to the fascia if the

Exhibit 18-3. Minimum building setbacks

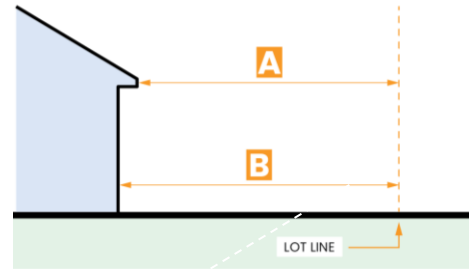


- A Base setback line
- B Side lot line
- C Rear lot line
- D Street-yard setback, minimum
- E Side-yard setback, minimum
- F Rear-yard setback, minimum

roof overhang is more than 2 feet or to the foundation wall if the roof overhang is 2 feet or less (Exhibit 18-4).

- G. Exceptions.** Those parts of a building enumerated in Exhibit 18-5 may extend past the minimum setbacks as indicated.

Exhibit 18-4. Measurements to lot line



- A** Roof overhang more than 2 feet
- B** Roof overhang 2 feet or less

Exhibit 18-5. Building features and projections allowed in a required street yard, side yard, and rear yard

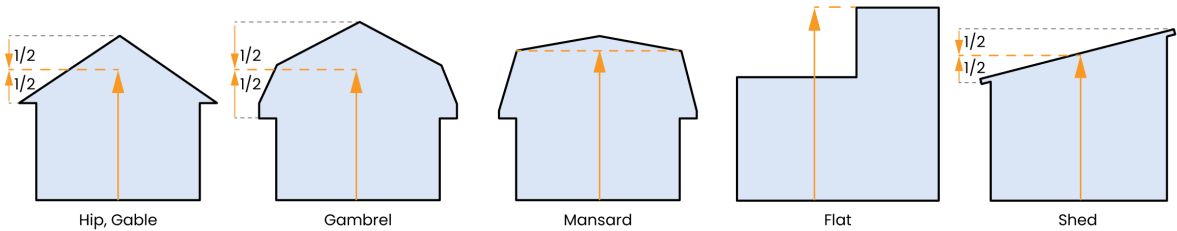
Building feature	Maximum projection
Exterior building materials such as sheathing, siding and trim, and bricks	6 inches into a required street yard, side yard, or rear yard
Cantilevered wall sections	12 inches into a street yard or rear yard, provided the width of the wall section is not more than 15 percent of the total wall face and the overhang is 12 inches or less
Sills, belt courses, buttresses, cornices, ornamental features, and the like	8 inches into a required street yard, side yard, or rear yard
Roof overhang (eaves)	24 inches into a required street yard, side yard, or rear yard
Chimneys	2 feet into a required street yard, side yard, or rear yard
Open or lattice enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers	2 feet into a required side yard or rear yard
Bay windows	3 feet into a required street yard, side yard, or rear yard
Balconies	3 feet into a required street yard or side yard; 5 feet into a required rear yard
Steps, stoops, and porches, provided they are not higher than the ground floor elevation	4 feet into a required street yard; 2 feet into a required side yard or rear yard

490-2304 Building height

- A. Intent.** The height of principal and accessory buildings help shape the overall look and feel of the built environment and when regulated help to ensure compatibility of buildings on adjoining lots.
- B. Standard.** The height of principal and accessory buildings must comply with the standards specified in Appendix C. The maximum height of a principal building may be increased above the permitted maximum, up to a maximum of 10 additional feet, provided that the required setback is increased by one additional foot for each foot of height above the maximum.
- C. Measurement of building height.** The height of a building is the vertical distance from the average established street grade in front of the lot or the average finished grade at the front

building line, whichever is higher, to (1) the highest point of the coping of a flat roof, (2) the decline of a mansard roof, or (3) the average height of a gable, hip, gambrel, hip, or shed roof. (Exhibit 18-6)

Exhibit 18-6. Measuring building height



D. Exceptions. Those parts of a building enumerated in Exhibit 18-7 are not included in the measurement of building height.

Exhibit 18-7. Building features not included in measurement

Building feature	Maximum
Chimney or flue	Up to 6 feet over the maximum building height
Spire or steeple on a church or other institutional building	The side- and rear-yard setbacks are increased one foot for every foot over the maximum building height for the district where the building is located; existing buildings that do not meet this standard are deemed conforming Example: If the standard side-yard setback is 20 feet and the maximum building height is 45 feet, a steeple with an overall height of 60 feet, means the adjusted side-yard setback is 35 feet (20 + 15 = 35 feet).
Cupola	Up to 4 feet over the maximum building height, provided the width does not exceed 4 feet
Solar chimney	Up to 6 feet over the maximum building height
Elevator penthouse	Up to 8 feet over the maximum building height

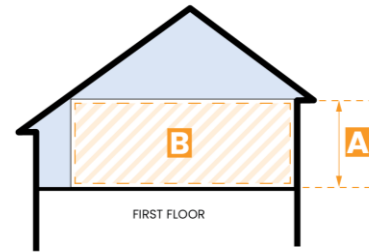
E. Nonconformity. An existing principal building that exceeds the maximum height standard is a nonconforming building and is subject to the applicable standards in Article 26.

490-2305 Living area

- A. Intent.** Standards for living area are intended to ensure development is compatible with the size of the lot and the character of development as set forth in the City's comprehensive plan.
- B. Standard for residential living area.** A building intended in whole or part for residential purposes must provide a minimum floor area as specified in Appendix C.
- C. Measurement.** Living area is measured from exterior wall to exterior wall. In multi-unit buildings, living area is measured from exterior wall to exterior wall and from the center of common walls between adjoining units. The following are specifically not considered a living area:

- (1) any space above the first floor, where the floor-to-ceiling height is less than 7 feet;
- (2) basements;
- (3) crawlspace;
- (4) attics not used for living purposes;
- (5) attached garages;
- (6) breezeways;
- (7) unheated sunrooms;
- (8) porches;
- (9) balconies;
- (10) stoops; and
- (11) similar features.

Exhibit 18-8. Living area above first floor



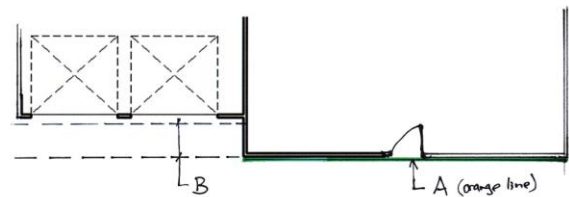
A 7 feet
 B Living (floor) area

D. Nonconformity. An existing building that does not have the minimum living area is not considered a nonconforming building.

490-2306 Attached garage, floor area

- A. Intent.** Standards are needed to regulate both the minimum and maximum size of attached garages to ensure they remain functional for typical residential use while not becoming a dominant feature of the dwelling. Minimum area requirements help ensure garages can reasonably accommodate vehicles and reduce reliance on outdoor parking, while maximum area limits prevent excessive garage size that can overwhelm the residential character of the structure, diminish living space, and negatively affect the streetscape.
- B. Standards.** The floor area of an attached garage on a single-family or a two-family dwelling must comply with the standards in Appendix C.
- C. Measurement.** The floor area of the garage is measured from the exterior walls of the garage to the drywall on the wall separating the garage from the living area. The floor area does not include any stairwells that provide access to the basement from inside the garage.
- D. Nonconformity.** An existing building that does not have the minimum floor area or exceeds the maximum is a nonconforming building and is subject to the applicable standards in Article 26.

Exhibit 18-9. Required step back for attached garages (temporary illustration)



Key
 A Front face
 B Minimum distance per Appendix C

490-2307 Attached garage, required step back

- A. Intent.** Standards are needed to help ensure that attached garages facing the street remain subordinate to the primary living portion of a single-family or two-family dwelling. Requiring garages to be set behind the front façade helps to promote a more pedestrian-oriented streetscape, reduces the visual prominence of vehicle storage, and supports residential design that emphasizes

front entries, windows, and human-scale architectural features.

- B. Standards.** A front-loaded, attached garage on a single-family or a two-family dwelling must be set back from the front face of the building for the minimum distance specified in Appendix C. (Exhibit 18-9)
- C. Measurement.** The minimum step back is measured from the foundation wall of the dwelling to the foundation of the garage.
- D. Nonconformity.** An existing building that does not have the minimum step back is a nonconforming building and is subject to the applicable standards in Article 26.

490-2308 Floor area of accessory buildings

- A. Intent.** Standards are needed to ensure accessory buildings are subordinate in size to principal buildings.
- B. Standard.** The floor area of accessory buildings must comply with the standards specified in Appendix C.
- C. Measurement.** The floor area of an accessory building is measured from outside wall to outside wall provided the roof overhang is 2 feet or less. Any area of the roof with a roof more than 2 feet is counted as floor area along with any unenclosed attached roof area.
- D. Nonconformity.** An accessory building that exceeds the maximum permitted floor area is a nonconforming building and is subject to the requirements of Article 26. If the combined floor area of more than one accessory building exceeds the maximum permitted floor area, the largest building is not nonconforming provided its individual floor area does not exceed the maximum permitted floor area. The remaining accessory building or buildings are nonconforming and are subject to the applicable standards in Article 26.

490-2309 Number of principal buildings on a lot

- A. Generally.** Every building hereafter erected, structurally altered, or relocated must be located on a single lot. In no case, except in commercial districts, industrial districts, and planned development districts, shall there be more than one principal building on a lot, except as provided in this section. The principal residential building must be built first in all districts.
- B. Distinction between one building and multiple buildings.** In the administration of this section, a person may not claim that two or more buildings should be counted as one building by virtue of any of the following:
 - (1) connection by a breezeway of any length;
 - (2) connection by a deck;
 - (3) connection by a porch;
 - (4) any underground connection of any type;
 - (5) any connection that is not heated, ventilated, or air conditioned in the same manner of the main building;
 - (6) any connection that serves no significant purpose other than a walkway;
 - (7) any connection that is significantly smaller in dimension than the connected parts; or
 - (8) any connection that allows motor vehicles to drive through the connection.

The above distinction is intended to require each building to have a single, integrated configuration of enclosed space and to prohibit the appearance of multiple buildings in excess of established limitations.

- C. Exception.** The Plan Commission may approve the issuance of a new single-family residential home building permit, and allow the occupancy of an existing residential structure on a parcel, for a period of time not to exceed 2 years during the construction of the new residence, provided the property owner enters into a binding agreement, that includes the following provisions:
- (1) The property owner will remove the existing residential building within 60 days from the issuance of the occupancy permit for the new residence.
 - (2) The City is authorized to access the property to remove the existing residential building if the property owner fails to do so within 60 days of issuance of an occupancy permit for the new residence.
 - (3) The City may assess a special charge against the subject property to remove the existing residential building and restore the site to an acceptable condition as determined by the building inspector.
 - (4) Any other provision deemed necessary by the City.
- D. Additional standards.** When this chapter allows more than one principal building on a lot, the Plan Commission or Common Council, as appropriate, may (1) require a greater setback than what is normally required for the zoning district in which it is located, (2) require additional landscaping, (3) establish a minimum separation between principal buildings, and (4) impose any other condition necessary to account for concerns related to the purposes of this chapter as described in § 490.05 or in other sections of this chapter.
- E. Nonconformity.** If there is more than one principal residence on a lot, the provisions in Article 26 apply.

490-2310 Number of accessory buildings on a lot

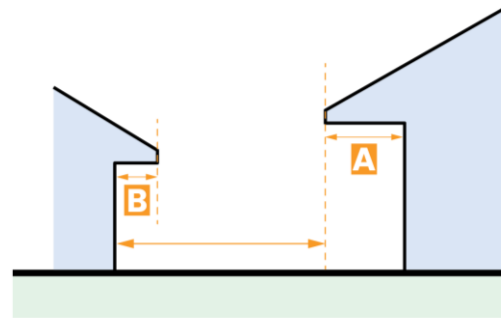
- A. Generally.** The number of accessory buildings on a lot must comply with the requirements specified in Appendix C.
- B. Distinction between one building and multiple buildings.** In the administration of this section, a person may not claim that two or more buildings should be counted as one building by virtue of any of the following:
- (1) connection by a breezeway of any length;
 - (2) connection by a deck;
 - (3) connection by a porch;
 - (4) any underground connection of any type;
 - (5) any connection that is not heated, ventilated, or air conditioned in the same manner of the main building;
 - (6) any connection that serves no significant purpose other than a walkway;
 - (7) any connection that is significantly smaller in dimension than the connected parts; or
 - (8) any connection that allows motor vehicles to drive through the connection.

The above distinction is intended to require each building to have a single, integrated configuration of enclosed space and to prohibit the appearance of multiple buildings in excess of established limitations.

490-2311 Building separations

- A. Intent.** Keeping an adequate distance between accessory and principal buildings helps to avoid a haphazard appearance of buildings on a property and provide adequate access for emergency services.
- B. Standard.** Accessory buildings and principal buildings must maintain the minimum separation specified in Appendix C.
- C. Measurement.** The distance between buildings on the same lot is measured from (1) the building wall if there is no roof overhang, (2) the building wall if the roof overhang is 2 feet or less, and (3) the fascia if the roof overhang is more than 2 feet.
- D. Nonconformity.** The accessory building is a nonconforming building and is subject to applicable standards in Article 26.

Exhibit 18-10. Distance between buildings



- A** Roof overhang more than 2 feet
B Roof overhang 2 feet or less

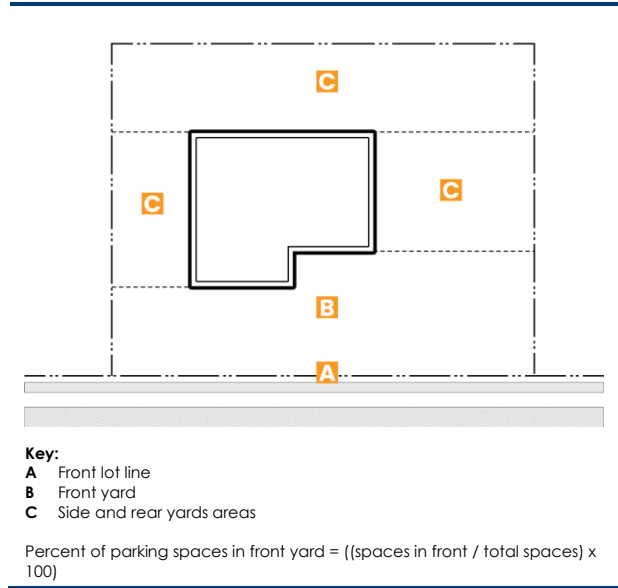
490-2312 Parking lot setback

- A. Intent.** Parking lot setback standards reduce the visual impacts of parking on the surrounding environment, encourage more efficient land use, and help ensure development is compatible with the character of development as set forth in the City's comprehensive plan.
- B. Standard.** All parking lots with 5 or more vehicle parking spaces may not be located any closer to a lot line than the minimum distance specified in Appendix C.
- C. Measurement.** The parking setback is measured from the face of a curb along the perimeter of the parking lot. When no curb is present, the parking setback is measured from the edge of the pavement. Driveways and vehicle lanes providing access to a parking lot from the public right-of-way are not considered part of the parking lot for the purposes of conforming with this section.

490-2313 Parking in front yard

- A. Generally.** In some zoning districts, the number of parking spaces in a parking lot that can be located in the front yard is controlled to ensure the building remains the primary visual element on the site which will promote aesthetically pleasing streetscapes and pedestrian-friendly access.
- B. Standard.** The proportion of parking spaces that can be located in the front yard must comply with the standards in Appendix C. The remaining parking spaces must be located to the side or rear of the building (Exhibit 18-11).
- C. Administrative adjustment.** Upon petition, the Zoning Administrator may grant an administrative adjustment to allow more parking in the front yard when they determine that (1) there are topographic, environmental, or easement constraints making side or rear parking infeasible, and (2) the project incorporates enhanced landscaping, decorative paving, public plazas, or architectural features that soften the visual impact of the additional parking in the front.

Exhibit 18-11. Placement of parking spaces in certain zoning districts



490-23 through **490-2399** reserved

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