

DIVISION 3.0200 AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS

This Division sets forth detailed descriptions of the agricultural and residential zoning districts and their respective dimensional and bulk regulations, requirements, and design standards. The various “Open Space Subdivision” options indicated within some zoning districts are “open space ratio, “ or OSR, driven. While the overall maximum gross density stays essentially the same within each zoning district, as the minimum OSR increases the maximum permitted net density increases. Under the “Conventional Subdivision” and other options presented in some of the zoning districts, the site intensity and capacity calculations, as well as the natural resource protection standards and guidelines set forth in Divisions 3.0400 and 4.0100 of this Ordinance, shall be followed. The agricultural and residential zoning districts are generally organized into a residential density hierarchy.

SECTION 3.0206 R-2 SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD CONSERVATION DISTRICT

- A. District Intent: The R-2 District is intended to:
1. Permit the continuation of the existing pattern of development on existing lots of record in a manner that is consistent with the Town of Saukville Comprehensive Plan and components thereof.
 2. Accommodate existing developed areas which are existing lots of record.
 3. Not to be used in areas of the Town not already subdivided nor to accommodate newly developing area.
 4. Be served by on-site soil absorption sewage disposal systems and private wells.
- B. District Standards: The R-2 District is further intended to have the development standards as set forth in Table 3.0207. Those developments served by on-site sewage disposal systems must meet all requirements set forth under Section 2.0103 of this Ordinance.
- C. Permitted, Accessory, and Special Uses: See Section 3.0600, Section 3.0601, Section 3.0602, Section 3.0701, and Section 3.0702 of this Ordinance.

Table 3.0207

**R-2 SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD CONSERVATION
DISTRICT DEVELOPMENT STANDARDS**

| Type of Standard | Permitted Use "Existing Subdivisions or Certified Survey Maps Only" |
|--|--|
| Minimum Open Space Ratio and Maximum Density | |
| Open Space Ratio (OSR) | 0.00 |
| Gross Density (GD) | 1.00 |
| Net Density (ND) | 1.00 |
| Lot Dimensional Requirements | |
| Minimum Lot Area (ft ²) | 40,000 |
| Minimum Lot Width at Set Back Line (Feet) | 100 115 (Corner) |
| Minimum Front Yard (Feet) | 50 (c) |
| Minimum Side Yard (Feet) | 20 (c) |
| Minimum Side Yard On Corner Lot (Feet) | 45 (c) |
| Minimum Rear Yard (Feet) | 30 (c) |
| Minimum Shore Yard (Feet) | 75 |
| Maximum Lot Coverage (Maximum percent of lot area) | 0.10 |
| Minimum Total Living Area per Dwelling Unit (D.U.) (d, e) | |
| 1-Story D.U. ≤ 3 Bedrooms | 1,500 ft ² |
| 1-Story D.U. > 3 Bedrooms | 150 ft ² (a) |
| 1-Story D.U. if Basement is < 600 ft ² | 150 ft ² (b) |
| Multi-Story D.U. ≤ 3 Bedrooms | 1,900 ft ² - total 1,100 ft ² - 1 st floor |
| Multi-Story D.U. >3 Bedrooms | 150 ft ² (a) |
| Multi-Story D.U. if Basement is < 600 ft ² | 150 ft ² (b) |
| Maximum Building Height | |
| Principal Structure (Feet) | 35 |
| Accessory Structure (Feet) | 20 |

- (a) Add to minimum required building floor area for each bedroom in excess of three (3).
- (b) Add to minimum required floor area and first floor area for each dwelling unit which has a basement less than 600 ft².
- (c) See Section 5.0104 for increased setback requirements along arterial streets and highways.
- (d) Applicable to existing vacant lots of record at the time of the adoption of this Zoning Ordinance.
- (e) Dens, libraries, studies, lofts, or other rooms within a dwelling unit which can potentially be used as a bedroom shall be counted as a bedroom when containing a closet or located adjacent to a closet.