

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 3.0209 R-4 TRANSITIONAL URBAN TO SUBURBAN/RURAL RESIDENTIAL DISTRICT (see rev Ord 2004-6)

- A. District Intent: The R-4 District is intended to:
1. Serve as a transitional residential district *in cluster/open space subdivisions only* between areas of lesser land use intensity and those of a higher use intensity – such as between the urban areas of adjacent municipalities and the suburban and rural areas of the Town.
 2. Be used primarily in land area which are immediately adjacent to and abutting the villages of Fredonia, Newburg, and Saukville.
 3. Provide for the conservation of rural and suburban open space while, at the same time, allowing for the clustering and compact development of residential lots.
 4. Be served by on-site soil absorption sewerage disposal systems (*group systems*) and private wells.
 5. Preserve the Town’s tax base by allowing residential development in the Town that would otherwise occur if the lands were annexed to adjacent communities and subsequently developed.
- B. District Standards: The R-4 District is further intended to have the development standards as set forth in Table 3.0209. 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 Conditional Uses: See Section 3.0502, Division 3.0600, Section 3.0601, Section 3.0602, Section 3.0701, and Section 3.0702 of this Ordinance.

Table 3.0209

R-4 TRANSITIONAL URBAN TO SUBURBAN/RURAL RESIDENTIAL DISTRICT
DEVELOPMENT STANDARDS

Type of Standard	Conditional Use "Open Space Subdivision" (d)		
	R-1 Option	R-2 Option	R-3 Option
Minimum Open Space Ratio and Maximum Density			
Open Space Ratio (OSR)	0.44	0.63	0.68
Gross Density (GD)	0.92	0.92	0.92
Net Density (ND)	1.68	2.57	3.04
Lot Dimensional Requirements			
Minimum Lot Area (ft ²)	20,000	12,000	10,000
Minimum Lot Width at Set Back Line (Feet)	100 115 – corner	90 105 – corner	80 75 – corner
Minimum Front Yard (Feet)	35 (c)	35 (c)	35 (c)
Minimum Side Yard (Feet)	15 (c)	10 (c)	6 (c)
Minimum Side Yard On Corner Lot (Feet)	20 (c)	20 (c)	15 (c)
Minimum Rear Yard (Feet)	25 (c)	25 (c)	25 (c)
Minimum Shore Yard (Feet)	75	75	75
Maximum Lot Coverage (Maximum percent of lot area)	0.25	0.25	0.30
Minimum Total Living Area per Dwelling Unit (D.U.) (e)			
1-Story D.U. ≤ 3 Bedrooms	1,600 ft ²	1,400 ft ²	1,200 ft ²
1-Story D.U. > 3 Bedrooms	200 ft ² (a)	200 ft ² (a)	150 ft ² (a)
1-Story D.U. if Basement is < 600 ft ²	200 ft ² (b)	200 ft ² (b)	150 ft ² (b)
Multi-Story D.U. ≤ 3 Bedrooms	1,800 ft ² - total 900 – 1 st floor	1,600 ft ² - total 800 – 1 st floor	1,400 ft ² - total 725 – 1 st floor
Multi-Story D.U. >3 Bedrooms	200 ft ² (a)	200 ft ² (a)	200 ft ² (a)
Multi-Story D.U. if Basement is < 600 ft ²	200 ft ² (b)	200 ft ² (b)	150 ft ² (b)
Maximum Building Height			
Principal Structure (Feet)	35	35	35
Accessory Structure (Feet) *	20	20	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.