

R-1 RESIDENTIAL

A. PERMITTED USES

1. Class I Manufactured Home.
2. Parks, recreational sites and golf courses.
3. Single family dwellings.
4. Transmission lines, substations, telephone and telegraph lines, public utility installations.
5. Two family dwelling.

B. PERMITTED ACCESSORY USES

1. Home occupations.
2. Outdoor furnace.
3. Private garages, carports, and driveways.
4. Satellite dish antennas, less than twelve (12) feet in diameter.
5. Tool houses, sheds and other similar buildings used for the storage of common supplies.

C. CONDITIONAL USE

1. Artificial lakes/ artificial ponds.
2. Cable television installations.
3. Cemeteries and mausoleums.
4. Colleges, universities, schools (elementary, junior high and senior high), hospitals, sanitariums, churches, and other religious institutions.
5. Conservation Subdivisions.
6. Fire stations, police stations, post offices, and other governmental facilities.
7. Manufactured home parks.

D. LOT REQUIREMENT

1. Area – one (1) acre minimum.
2. Zoning lot frontage – one hundred fifty (150) continuous feet minimum.

E. HEIGHT REGULATIONS

Residential dwellings – thirty-five (35) feet maximum.

F. BUILDING SETBACKS

1. Front yard, corner side yard, and rear yard, when it abuts on a street, shall have a setback in accordance with those prescribed in the Brown County Highway Setback Ordinance. However, in no case shall the front yard or corner side yard be less than twenty-five (25) feet from the right-of-way.

2. Side yard, when not abutting a street, shall have a minimum setback of twenty-five (25) feet. A newly constructed building of less than five hundred (500) square feet need only be five (5) feet from the rear lot line.

G. BUILDING SIZE

Minimum size of a single family residential dwelling shall be one thousand (1,000) square feet ground floor area for a one story single family dwelling and eight hundred fifty (850) square feet minimum ground floor area for single family dwellings having more than one story. Minimum size of a two family dwelling shall be sixteen hundred (1,600) square feet floor area.

H. ACCESSORY BUILDING

Accessory uses shall conform to district requirements and those set forth in **General Provisions**, Subsection C, Building and Uses.

I. PARKING

Parking shall conform to the requirements as set forth in **Off-Street Parking and Loading Requirements**.

J. SIGNS

Signs shall be regulated as set forth in **Regulation of Signs**.

K. OTHER REQUIREMENTS

Other structures or buildings allowed within the R-1 District shall meet the requirements of the district and remaining articles of the zoning ordinance as determined by the Town Zoning Administrator.

