

Sec. 78-316. - General district regulations.

The following regulations set forth requirements that usually do not apply uniformly throughout the city, but rather cover things that are applicable to one or more districts:

- (1) *Erection of more than one principal structure on a lot.* In any district no more than one principal structure housing a permitted or conditional use may be erected on a single lot except in the PUD, M-1, M-2, A-1, A-2 and B-2 districts where the requirements of those districts shall be met for each structure as though it were on an individual lot.
- (2) *Exceptions to height regulations.* The height limitations contained in the requirements for permitted and conditional uses do not apply to spires, belfries, cupolas, antennas, water tanks, fire towers, windmills, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
- (3) *Structures to have access.* Every residential building hereafter erected or moved shall be on a lot adjacent to a public street and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.
- (4) *Setback exceptions.* A setback less than the setback required by this chapter may be permitted where there are at least five existing main buildings existing on October 1, 1982, within 500 feet of the proposed site that are built to less than the required setback. In such case, the setback shall be the average of the nearest main building on each side of the proposed site or if there is no building on one side, the average of the setback for the main building on one side and the required setback. Such setback shall be granted by the city plan commission and shall not require a variance.
- (5) *Parking lots.* No parking lot shall be constructed unless and until a building permit is issued. Applications for a permit shall be submitted with two copies of plans for the development and construction of the parking lot. Adequate ingress to the parking lot shall be provided and all parking spaces shall be provide adequate access by means of maneuvering lanes. Provisions of adequate ingress and egress shall be approved by the city engineer or director of public works.
- (6) *Loading and unloading space.* In commercial or industrial districts, sufficient space for loading or unloading of vehicles shall be provided off the highway in connection with any commercial or industrial use so that the highway shall at all times be free and unobstructed to the passage of traffic.
- (7) *Vacation of streets and alleys.* Vacation of public streets, alleys and rights-of-way shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.
- (8) *Utility lines.* Utility lines which will serve individual lots to include electric lines under 12,000 volts, cable TV, telephone, natural gas, etc. shall be installed underground within the utility easements shown on the map required by the building permit.
- (9) *Overhead utility lines.* No overhead power, telephone or telegraph lines shall be erected within one-half mile of any boundary of the site of any airport, landing field, or landing and takeoff strip.
- (10) *Fences.* In the residential districts, fences shall be permitted, provided that no fence shall exceed six feet in height. Fences shall be constructed only of material manufactured for use as fencing unless otherwise approved by a city building official.
- (11) *Soil designations.* Soil designations used in this chapter are from the "Soil Survey for Rock County, Wisconsin," by the U.S. Department of Agriculture, Soil Conservation Service.
- (12) In B-1 and B-3 district areas, the plan commission may issue a conditional use permit for a second principal structure, provided that both principal structures meet all setback and lot size requirements.

- (13) Polystructures shall not be allowed as a permitted or conditional use in any district except in the M-R, M-1, and M-2 districts where such structures may be allowed as a conditional use.
- (14) *Standards for single-family dwellings.* Single-family dwellings, except those in designated mobile home parks, must satisfy all of the following criteria:
- a. Installed on an enclosed permanent foundation;
 - b. Minimum floor area excluding the garage, decks, porches, and basement: 800 square feet of heated living space;
 - c. Minimum width of short side of dwelling: 24 feet;
 - d. Minimum core area of heated living space: 24 feet by 24 feet;
 - e. Pitched roof required with a minimum slope of three inches in height for each foot of width;
 - f. Permitted roof surfacing materials (including accessory garages and carports); wood shakes, asphalt, fiberglass, composition or wood shingles, clay, concrete or metal tiles, slate, rubber membrane, built-up gravel materials;
 - g. Exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground; and
 - h. Permitted exterior siding materials including accessory garages and carports); wood, masonry, concrete stucco, Masonite, vinyl, metal lap.

The zoning board of appeals, as provided in article II, division 5, may waive one or more of the above minimum standards, except the standard in subsection a., upon a finding that the proposed architectural style provides compensating design features and the dwelling will be compatible with other dwellings in the neighborhood.

(Code 1968, § 9.21; Ord. No. 319, § 2, 8-3-2010; Ord. No. 425, § I, 9-6-2016; Ord. No. 435, § I, 9-19-2017)