

ZONING ORDINANCE FOR THE CITY OF RICHLAND CENTER

CHAPTER 401

SPECIFIC REGULATIONS AFFECTING LANDS IN THE "R-A" RESIDENTIAL-AGRICULTURAL DISTRICT

401.01 APPLICABILITY OF CHAPTER 400 TO AN "R-A" RESIDENTIAL-AGRICULTURAL DISTRICT. All of the provisions of Chapter 400 of the Zoning Ordinance of the City of Richland Center apply to lands in an "R-A" District except where the provisions of this Chapter are inconsistent with the provisions of Chapter 400, in which case the provisions of this Chapter shall be deemed controlling.

401.02 PERMITTED USES IN AN "R-A" DISTRICT. The following uses are permitted in an "R-A" District:

- (1) Single family dwellings.
- (2) General crop farming consisting of the growing of field crops except farms operated in whole or in part for the disposal of garbage and rubbish, offal, or sewage. The keeping of farm livestock is not a permitted use in this District.
- (3) Stands for the sale of agricultural products provided said products are at least in part raised on the premises.
- (4) Public parks and playgrounds.
- (5) Commercial greenhouses and nurseries.
- (6) Family day care homes.

401.03 PERMITTED ACCESSORY USES IN AN "R-A" DISTRICT. No accessory structure or use of land shall be permitted in an "R-A" District except for one or more of the following:

- (1) Private garages, parking spaces and carports for passenger cars.
- (2) Decorative landscape features.

(3) On-premises signs as regulated by this Zoning Ordinance and by any other ordinance or Chapter dealing with the regulation of signs.

(4) Private swimming pools, tennis courts or similar recreational activity intended for the primary use of the dwelling located on the same site as such recreational use, and not for hire or held open to the public.

401.04 CONDITIONAL USES IN AN "R-A" DISTRICT. None of the following uses shall be permitted in an "R-A" District except with a Conditional Use Permit:

(1) Hospitals and clinics.

(2) Public and parochial schools.

(3) Municipal buildings.

(4) Tourist camps.

(5) Riding academies.

(6) Golf courses.

(7) Essential service structures.

(8) Cemeteries.

(9) Churches, including those related structures located on the same site which are an integral part of the church proper, and parsonages, rectories, convents or homes for persons performing a religious function on the same site.

(10) Day care center, provided that no more than eight (8) non-resident children are in attendance at any one time and that no non-resident children are present for more than ten (10) hours per day, and further provided the facility is licensed by the Wisconsin Dept. of Health & Social Services.

(11) Creameries, milk condenseries, pea vineries, and cheese factories.

(12) Professional offices, provided that when permitted in this district, a professional office shall be incidental to the residential occupancy; not more than forty per cent (40%) of the floor area of only one story of a dwelling unit shall be occupied by such office; and only one (1) name plate not exceeding one (1) square foot in area, stating the name and profession of the occupant of the premises, may be exhibited.

401.05 LOT AREA, FLOOR AREA, BUILDING HEIGHT, LOT WIDTH AND OTHER YARD REQUIREMENTS IN AN "R-A" DISTRICT.

(1) HEIGHT: No structure or building shall exceed a height of forty (40) feet except as provided for in paragraph 400.09 (2) of this Zoning Ordinance.

(2) SIDE YARD: A side yard abutting a street shall not be less than fifty (50) feet in width. There shall be an aggregate side yard for every building used for human habitation of not less than fifty (50) feet and no single yard shall be less than twenty-five (25) feet.

(3) SET BACK FROM STREET: Unless otherwise permitted, the nearest point of any structure to a street right-of-way line shall be set back not less than fifty (50) feet from the right-of-way line of any public street.

(4) TRAFFIC VISIBILITY TRIANGLE: No fences, structures, trees, bushes, other plantings or other objects other than lawn grass, sidewalks or city utility system components or street signs, traffic signs or other signs installed by the city shall be permitted, placed or maintained within any area of a lot or boulevard abutting intersecting streets within the triangular area described as follows:

A triangle, the sides of which are determined by measuring to points 33 feet along the curb lines of each of the two intersecting streets from the point of intersection of the lines of the two curbs, and the base of which is a line connecting such two points. The measurement of a curb line shall be made at the top edge of the curb where the back of the concrete curb meets the boulevard. For purposes of such measurement, where the area of the curb intersection is rounded or set back to enable handicapped access to the sidewalks, the curb lines shall be extended to the point where the extended lines intersect. Where there is no curb installed, the measurement shall be made along the edge or edges of the paved street roadway(s) closest to the lot line of the abutting property. **[From 400.04 (7)(a)]**

In the case of any lot or subdivision abutting a state trunk highway, the setback and traffic visibility requirements set forth in the Wisconsin Statutes and/or Wisconsin Administrative Code shall apply, provided that such requirements require a traffic visibility triangle not smaller than required above.

(5) REAR YARD: There shall be a rear yard having a minimum depth of fifty (50) feet.

(6) LOT AREA PER DWELLING: Every building hereafter erected or structurally altered for human habitation shall provide a lot area of not less than one acre per family and no such lot shall be less than one hundred and fifty (150) feet in width.

(7) FLOOR AREA PER DWELLING UNIT: Every dwelling unit erected or structurally altered for human habitation shall provide minimum living area of eight hundred and fifty (850) square feet.

(8) DISTANCE OF DETACHED ACCESSORY BUILDINGS FROM LOT LINES: A detached accessory structure shall be no closer than three feet (3') from the side or rear lot line, unless such side or rear lot line abuts a street, in which case the accessory building shall be subject to the same setback requirements from such street as apply to the primary structure.