

AN ORDINANCE TO AMEND CHAPTER SIXTEEN THE MUNICIPAL CODE OF THE CITY OF WAUPUN

THE COMMON COUNCIL OF THE CITY OF WAUPUN, DO ORDAIN:

SECTION 1: CHAPTER 16, ZONING CODE (Index)

SECTION 4. Is amended to read:

R-4 Mixed Residential District

SECTION 5. Is amended to rescind:

(5) (a),(b),(c),(d),(e)

SECTION 6. Is amended to read: R-5

Mobile Home District

SECTION 7. Is amended to read:

R-6 Single family Manufactured Home District

SECTION 2: CHAPTER 16, ZONING ORDINANCE

SECTION 16.01 GENERAL. Is amended to rescind:

(9) ZONING DISTRICTS - R-4 Central Area Single Family Residential

SECTION 16.01 GENERAL. Is amended to read:

(9) ZONING DISTRICTS - R-4 Mixed Residential, R-5 Mobile Home, and R-6 Single-Family Manufactured Home.

(SECTION 16.01 (11) GENERAL PROVISIONS. Is amended to add:

(k) ACCESSORY DWELLING UNITS (ADU).

- (i) An accessory dwelling unit is allowed on lots occupied by a single-family dwelling.
- (ii) Accessory dwelling units are subject to all applicable regulations of the zoning district in which it is located, unless otherwise expressly stated in this section.
- (iii) Only one accessory dwelling unit is allowed per lot.
- (iv) An accessory dwelling unit may be created by any one of the following methods.
  - a. Converting existing area within the interior of a principal dwelling unit (e.g., attic or basement) to an ADU;
  - b. Adding floor area to an existing dwelling unit to accommodate an ADU;
  - c. Converting existing area above an attached garage into an ADU;
  - d. Constructing a new principal dwelling unit and utilizing one of the options provided in a, b, or c.
- (v) The property owner shall occupy either the principal dwelling unit or the ADU;
- (vi) One off-street parking space shall be provided for the ADU;
- (vii) A Conditional Use Permit is required for an ADU;
- (viii) Only one entrance to a principal dwelling unit containing an accessory dwelling unit may be located on a façade that faces a street unless the principal dwelling unit contained an additional street-facing entrance before the accessory dwelling unit was created.
- (ix) Any exterior changes or additions for an accessory dwelling unit shall be constructed of similar material and shall be architecturally compatible with the principal dwelling unit including but not limited to roof pitch and trim.
- (x) The floor area of an accessory dwelling unit may not exceed fifty percent of the gross floor area of the principal dwelling unit on the subject lot or six hundred fifty square feet, whichever is less. Gross floor area does not include garages, basements areas where the floor-to-ceiling height is less than seven feet, and any other areas of the building where the floor-to-ceiling height is less than five feet or not accessible by a stairway.

(xi) Prior to establishment of an accessory dwelling unit, the building inspector shall certify that the principal dwelling unit meets applicable building codes, and the accessory dwelling unit shall comply with all applicable building codes.

(xii) Both the principal dwelling unit and accessory dwelling unit shall be connected to municipal water and sanitary sewer.

(xiii) Accessory dwelling units shall not be used for short term leases (less than 30 days) or vacation rentals.

SECTION 16.02 DEFINITIONS is amended to add:

(1a) ACCESSORY DWELLING UNIT. Additional living quarters on single-family lots that are independent of the principal dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities.

SECTION 16.03(1) R-1 SINGLE FAMILY RESIDENTIAL DISTRICT. Is amended to read:

(c)(i) Have a minimum lot size of 7,500 square feet per family and a minimum lot width of 60 feet; (Am. #05-07)

SECTION 16.03(2) R-2 TWO-FAMILY RESIDENTIAL DISTRICT. Is amended to read:

(b)(ii) Two-family dwellings, split two-family dwellings; and

(c)(i) For a two-family dwelling, have a minimum lot size of 8,000 square feet per family and a minimum lot width of 90 feet; (Am. #05-07)

SECTION 16.03(2) R-2 TWO-FAMILY RESIDENTIAL DISTRICT. Is amended to add:

(c)(iii) For a split two-family dwelling, provided that the requirements shall be as provided in subsection (2)(c), except as specifically listed below: (Ord. 00-19A)

a. The lot area shall be no less than 4,000 square feet for each individual lot;

b. The attached side yard setback shall be zero feet;

c. Restrictive covenants regarding property maintenance, in such form as is approved by the Building Inspector, shall be recorded and maintained with regard to each lot.

SECTION 16.03(2) R-2 TWO-FAMILY RESIDENTIAL DISTRICT. Is amended to rescind:

(d)(iii)(a)(b)(c)

SECTION 16.03(3) R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT. Is amended to read:

(b)(i) Two-family dwellings and Multiple-family dwellings; and

SECTION 16.03(3) R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT. Is amended to rescind:

(d)(iv)

SECTION 16.03(4) Is amended to read:

R-4 MIXED RESIDENTIAL DISTRICT

(a) Purpose. The R-4 District is intended to provide for single-family dwellings and two-family dwellings in areas of older subdivisions with smaller lot sizes. The District is also intended to provide an area protected from traffic hazards.

(b)(i), Single-family dwellings and two-family dwellings; and

(d)(vii)(a), The lot shall be no less than 4,000 square feet for each individual lot;

(d)(vii)(d), Restrictive covenants regarding property maintenance, approved in form by the Building Inspector, shall be recorded and maintained with regard to each lot.

SECTION 16.03(4) Is amended to add:

(d)(vii)(c) The architecture of a split two-family home must be consistent with the architecture of the neighborhood it is located and shall be approved by City Council.

SECTION 16.03(5) R-5 MIXED RESIDENTIAL DISTRICT. Is rescinded:

SECTION 16.03(6) is amended to read:

R-5 MOBILE HOME DISTRICT

- (a) Purpose. The R-5 District is intended to provide delineated areas for mobile homes and mobile home parks that are served by public sewers. The District is also intended to provide an area protected from traffic hazards.
- (b) Permitted Uses. The following are permitted within an R-5 District:
- (c) Requirements. In order to be considered a conforming lot or structure within an R-5 District, a lot or structure must:
- (d) Conditional Uses. The following uses shall be considered conditional uses within an R-5 District:
- (e) Special Conditions. The following special conditions shall apply with an R-5 District:
- (e)(iii)(a) No person shall park or occupy any mobile home on any premises which is outside the R-5 Mobile Home District.

SECTION 16.03(7) is amended to read:

R-6 SINGLE-FAMILY MANUFACTURED HOME DISTRICT

- (a) Purpose. The R-6 District is intended to provide delineated areas for mobile homes and mobile home parks that are served by public sewers. The District is also intended to provide an area protected from traffic hazards.
- (b) Permitted Uses. The following are permitted within an R-6 District:
- (c) Requirements. In order to be considered a conforming lot or structure within an R-6 District, a lot or structure must:
- (d) Conditional Uses. The following uses shall be considered conditional uses within an R-6 District:
- (e) Prohibited Uses. The following special conditions shall apply with an R-6 District:

SECTION 16.10(1) LOT AND BUILDING REQUIREMENTS. Is amended to rescinded R-4, 6,000, 42, 30, 6, 25, 35 from the schedule.

SECTION 16.10(1) LOT AND BUILDING REQUIREMENTS. The schedule is amended to read R-1,

7,500, 60, 25, 6, 25, 35

R-2, (Two Family) 8,000, 90, 25, 6, 25, 35

R-2, (Split Family) 4,000, 90, 25, 6 and 0, 25, 35

R-4, 6,000, 42, No less than both adjoining structures, 6, 25, 35


R-5, 6,000, 50, 20, 5, 10, 25

R-6, 8,000, 80, 30, 6, 25, 35

SECTION 3: This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Enacted this 10<sup>th</sup> day of May, 2022

ATTEST:

  
Angela J. Hull, City Clerk/Treasurer



  
Rohn W. Bishop, Mayor