

Title 13 ► Chapter 5

Residential District

13-5-1	Permitted Uses
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The Residential District is designed to provide a suitable environment for family life by protecting the residential character from incompatible uses, and by permitting under certain conditions appropriate neighborhood facilities and institutions. The R-District is further intended to preserve openness and avoid overcrowding by requiring certain minimum yard areas and open space, and to make available a variety of dwelling types, densities and locations to serve a wide range of individual housing requirements.

Sec. 13-5-1 Permitted Uses

The Following uses are permitted within the residential district:

1. One-family dwellings.
2. Two-family dwellings.
3. Any manufactured home must have a permanent foundation (frost proof wall).
4. Public parks, playgrounds.
5. Conversion of any existing building to a permitted use.
6. General farming, but not including the keeping, raising or feeding of livestock or poultry or fur farming.
7. Home occupations meeting the definition and requirements of Section 13-17-2(19) of this ordinance.
8. Any other uses similar in character to or customarily established in connection with the foregoing.

Sec. 13-5-2 Conditional Uses

1. Club or lodge.
2. Day nursery/kindergarten.
3. Dwelling, multiple family.
4. Electric and/or gas substations, public waterworks and appurtenant structures and telephone exchanges.
5. Golf courses.
6. Topsoil removal.
7. Public or semi-public buildings.
8. Roadside Stands

Sec. 13-5-3 Regulations and Standards

The following regulations and standards shall apply to all dwellings:

1. **Occupancy:** Residential occupancy shall not exceed one family and not more than 2 roomers or boarders per dwelling unit.
2. **Location:** Dwellings shall be located so as to abut a public street or highway which is fully improved and opened in accordance with the standards of the Town of Friendship for streets and highways and shall have minimum of 30 feet of frontage thereon and a width of not less than 50 feet at the building line. The location of lots on private roads in existence at the time of adoption of the original ordinance is excluded from road requirements.

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3. **Minimum Floor Area:** The minimum habitable floor area at the first floor elevation shall be 960 square feet.
4. **Off-street Parking Requirements:**
 - (a) Each dwelling unit shall be provided with a minimum of two off-street parking spaces located in the same lot or tract of land as the dwelling served.
 - (b) Off-street parking space shall total at least 180 square feet for each space required.
5. **Dimensions of Building Sites:**
 - (a) The minimum lot areas and widths for dwelling units not served by public sanitary sewer shall be as follows:
 1. **Single Family Dwelling: Single Family Dwelling:** The minimum lot area shall be one acre excluding road right-of-way and the minimum lot width 150 feet at the building line; on riparian lots, 100 feet at the water's edge.
 2. **Two Family Dwelling:** The minimum lot area shall be 2 acres excluding road right of way and the minimum lot width 200 feet at the building line; on riparian lots, 125 feet at the water's edge.
 3. Where larger lot sizes are required for installation of private sewage systems pursuant to the Sanitary Ordinance of Fond du Lac County, then such larger lot sizes shall be considered as required by the Zoning Ordinance.
 4. The building inspector shall require a sanitary permit issued by the County Sanitarian under the County Sanitary Ordinance.
 - (b) The minimum lot areas and width for dwelling units served by public sanitary sewer shall be as follows:
 1. The minimum lot area shall be 20,000 square feet and the minimum lot width 65 feet at the building line; on riparian lots, 65 at water's edge.
 2. **Two Family Dwelling:** The minimum lot area shall be 30,000 square feet and the minimum lot width 100 feet at the building line; on riparian lots, 75 feet at the water's edge.
 3. **Multiple family dwelling:** The minimum lot area shall be 40,000 square feet and the minimum lot width 150 feet, on riparian 100 feet at the water's edge. The minimum lot area per dwelling unit shall be 10,000 square feet.
 4. **Height:** The height of principle structures shall not exceed three stories or 35 feet.
 5. **Side Yard:** The sum of the widths of the required side yards shall be not less than 25 feet, with no single side yard having a width less than 10 feet.
 6. **Rear Yard:** The minimum required rear yard is 25 feet, except on riparian lots, the rear yard shall comply with the applicable county shore land and floodplain zoning ordinance and state law.