

## 10.261. HAM-R (Hamlet Residential) Zoning District

**(1) Purpose.** The HAM-R district is intended to accommodate new or existing development, or redevelopment, on relatively small lots, with buildings close to the street. It includes a mix of single-family, two-family and multifamily residential and civic uses in compact blocks laid out in a traditional grid pattern. Many older residential neighborhoods typify the characteristics of a HAM-R district.

### **(2) Permitted uses.**

- (a)** Single family residential
- (b)** Duplexes
- (c)** Attached accessory dwelling units
- (d)** Residential accessory uses
- (e)** Foster homes for less than five children licensed under s. 48.62, Wis. Stats..
- (f)** Home occupations
- (g)** Domestic fowl and beekeeping
- (h)** Incidental room rental.
- (i)** Community living arrangements for less than nine persons.
- (j)** Governmental, institutional, religious, or nonprofit community uses
- (k)** Utility services associated with, and accessory to, a permitted or conditional use
- (l)** Outdoor active or passive recreation
- (m)** Undeveloped natural resource and open space areas.
- (n)** A transportation, utility, communication, or other use that is:
  - 1. required under state or federal law to be located in a specific place, or;
  - 2. is authorized to be located in a specific place under a state or federal law that specifically preempts the requirement of a conditional use permit.

### **(3) Conditional uses.**

- (a)** Detached accessory dwelling units.
- (b)** Multiple family dwellings and condominiums
- (c)** Day care centers
- (d)** Community living arrangements for more than nine persons..
- (e)** Institutional residential
- (f)** Buildings more than two and a half stories tall.
- (g)** Limited family businesses
- (h)** Reduction of side lot setback to less than 10 feet total.
- (i)** Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above.

### **(4) Lot dimensions.**

- (a)** Lots on public sewer.
  - 1. Minimum lot size. All new lots must be at least 5,000 square feet in area, excluding public rights-of-way.

2. Maximum lot size. All new lots must be smaller than 10,000 square feet in area, excluding public rights of way.

3. Minimum lot width. All new lots must be at least 50 feet wide.

**(b) Lots not on public sewer.**

1. Minimum lot size. All new lots must be at least 20,000 square feet in area, excluding public rights-of-way.

2. Maximum lot size. All new lots must be smaller than 40,000 square feet in area, excluding public rights-of-way.

3. Minimum lot width. All new lots must be at least 100 feet wide.

**(5) Setbacks and required yards.**

**(a) Front yard.**

1. For newly created lots, or existing lots lacking an existing pattern of development as described in 2., below, all new structures must be at least 20 feet from the right-of-way line.

2. In lots or platted subdivisions created before (insert date) where a building line shall have been established by the construction of buildings on 30 percent of the lots in any one(1) block, such established setback line shall be the setback for that block, but in no event shall such setback be less than 5 feet.

**(b) Side yard. Unless exempted by conditional use permit:**

1. All structures must be at least a total of 10 feet from both side lot lines.

2. Structures may be built at a zero setback from one side lot line, provided the setback from the opposite side lot line is at least 10 feet.

**(c) Rear yard.**

1. Permitted residences must be at least 16 feet from the rear lot line.

2. Decks attached to a permitted residence must be at least 8 feet from the rear lot line.

3. Accessory structures must be at least 6 feet from any rear lot line.

**(6) Building height.**

Unless authorized by conditional use permit, buildings shall not exceed 35 feet in height or two and one-half (2-1/2) stories, whichever is less.

**(7) Lot coverage.**

The total building footprint of residential buildings and residential accessory buildings shall not exceed 35 percent of the lot area.

