

ARTICLE C. WSR SUBURBAN RESIDENTIAL DISTRICT

SECTION:

11-2C-1: Intent And Purpose

11-2C-2: Permitted Uses

11-2C-3: Conditional Uses

11-2C-4: Property Development Standards

11-2C-1: INTENT AND PURPOSE:

The WSR District is intended for single-family homes and duplexes in an estate type setting and is designed to maintain, protect and preserve a character of development characterized by uses of a residential purpose and with no more than one dwelling unit and customary accessory buildings on one lot. (Ord. A-407, 3-15-1982; amd. Ord. 23-13, 8-21-2023)

11-2C-2: PERMITTED USES:

- Cemeteries and mausoleums.
- Home occupations (see special provisions in section 11-3-13 of this title).
- Homeowners' parks.
- Livestock (see special provisions in subsection 11-3-22B of this title).
- Public utility buildings and facilities when necessary for serving the surrounding territory, excluding business offices and repair or storage facilities.
- Publicly owned or operated buildings, uses, or recreational facilities, including parks and playgrounds.
- Residential:
 - Accessory Dwelling Units (see special provisions in subsection 11-3-1 of this title).
 - Daycare (registered home, 5 to 15 individuals).
 - Single-family and duplex dwellings. (Ord. 19-14, 7-1-2019; amd. Ord. 22-04, 3-21-2022; Ord. 22-06, 5-16-2022; Ord. 23-13, 8-21-2023)

11-2C-3: CONDITIONAL USES:

- Bed and breakfast establishments (see special provisions in section 11-3-4 of this title).
- Churches or similar places of worship, including parish houses, parsonages, rectories, convents and dormitories.
- Daycare centers (more than 15 individuals).
- Guesthouses.

- Livestock where density exceeds the table in subsection 11-3-22B of this title:
 - Land inside City subject to conditional use permit.
- Private recreational facilities.
- Schools (K - 12).
- Type I community residential facilities. (Ord. A-407, 3-15-1982; amd. Ord. 05-25, 11-21-2005; Ord. 09-09, 8-3-2009; Ord. 14-21, 1-5-2015; amd. Ord. 22-04, 3-21-2022; Ord. 22-06, 5-16-2022)

11-2C-4: PROPERTY DEVELOPMENT STANDARDS:

The following property development standards shall apply to land and buildings within this district:

Minimum lot area	1 acre (43,560 square feet)
Minimum lot width	130 feet
Minimum yard spaces:	
Front	25 feet
Side	15 feet
Rear	20 feet
Wisconsin Avenue setback	35 feet from the Wisconsin Avenue right- of-way
Maximum height	35 feet
Permitted lot coverage	25 percent maximum
Off street parking	See chapter 6 of this title
Accessory buildings	Accessory buildings conforming to the definition in section 11-9-2 of this title are allowed subject to the standards set forth in section 11-3-2 of this title. Accessory buildings with footprints not exceeding 600 square feet must be set back a minimum of 6 feet from side and rear property lines that do not border a street, lake, any intermittent or perennial stream, or the front $\frac{1}{2}$ of any adjoining lot. Setbacks for accessory buildings with footprints exceeding 600 square feet must be the same as those for the principal structure
Landscaping	See chapter 4 of this title (single-family and duplex uses exempted)

(Ord. A-407, 3-15-1982; amd. Ord. 05-25, 11-21-2005; Ord. 09-09, 8-3-2009; Ord. 14-21, 1-5-2015; amd. Ord. 22-04, 3-21-2022; Ord. 22-06, 5-16-2022)