

Town of Buchanan
Residential Single Family (RSF) Zoning

Sec. 63-05(4). RSF Single Family Residential District.

- (1) Purpose. This district is intended to provide for single-family detached residential development. The density of development is based on the availability of public facilities and the extent of coordination and planning as indicated by whether the development is part of an approved and recorded subdivision plat.

- (2) Permitted Principal Uses and Structures.
 - (a) Single-family detached dwellings.
 - (b) Public and semi-public non-profit institutional uses including churches, schools, libraries, and the like, provided principal access shall be directly onto a collector or arterial street.
 - (c) Parks, playgrounds, golf courses and community centers.
 - (d) Community living arrangements subject to the provisions and limitations of Sec. 62.23(7)(i), Wis. Stats.
 - (e) Day care (Family).

- (3) Permitted Accessory Uses and Structures.
 - (a) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
 - (b) Temporary structures in connection with the construction of principal structures provided such structures are not used for living purposes. Temporary structures shall not remain over ninety (90) days after construction of the principal structure is substantially complete.
 - (c) Home occupations.
 - (d) Public Utility Installations.

- (4) Special Exception Uses and Structures
 - (a) Convalescent homes and nursing homes.
 - (b) Cemeteries.
 - (c) Gardens, nurseries and orchards provided no sales are conducted on the premises.
 - (d) Cluster Subdivisions subject to the provisions of Section 63-07(5).
 - (e) Accessory dwelling subject to the provisions of Section 63-07(2).
 - (f) Bed and breakfast establishments provided the owner resides on the premises.
 - (g) Storage garage as an accessory building.
 - (h) Day care (Group).

- (5) Dimensional Requirements.
 - (a) Single-Family Detached Dwellings.
 1. Within an approved and recorded subdivision plat served by public sewer, minimum dimensions as follows: lot area - 10,000 sq. ft. per dwelling; lot width - 90 ft; front yard - 25 ft.; side yards - 6 ft. each; rear yard - 25 ft. Maximum lot coverage - 30%; maximum heights - 35 ft. (2-1/2 stories).
 2. Not within an approved and recorded subdivision plat but served by public sewer, minimum dimensions as follows: 9,000 sq. ft. per dwelling; lot width -

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75 ft.; front yard - 25 ft.; side yards - 7 ft. each; rear yard - 25 ft. Maximum lot coverage - 20%; maximum height - 35 ft. (2-1/2 stories).

3. Within an approved and recorded subdivision plat not served by public sewer, minimum dimensions as follows: lot area and lot width as provided in Chapter ILHR 85, Wisconsin Administrative Code, but in no event shall lot area be less than 15,000 square feet and lot width be less than 90 feet; front yard - 25 ft.; side yards - 8 ft. each; rear yard - 35 ft. Maximum lot coverage - 15%; maximum height - 35 ft. (2-1/2 stories).
4. Not within an approved and recorded subdivision plat not served by public sewer, minimum dimensions as follows: lot area and lot width as provided in Chapter ILHR 85, Wisconsin Administrative Code, but in no event shall lot area be less than 18,000 square feet and lot width be less than 100 feet; front yard - 25 ft.; side yards - 10 ft. each; rear yard - 40 ft. Maximum lot coverage - 15%; maximum height - 35 ft. (2-1/2 stories).

(b) Other Permitted or Permissible Uses and Structures.

1. Served by public sewer, minimum dimensions as follows: lot area - 10,000 sq. ft.; lot width - 90 ft.; front yard - 25 ft.; side yards - 15 ft. each; rear yard - 30 ft. Maximum lot coverage - 20%; maximum height - 35 ft. (2-1/2 stories).
2. Not served by public sewer, minimum dimensions as follows: lot area - 18,000 sq. ft.; lot width - 100 ft.; front yard - 25 ft.; side yards - 25 ft. each; rear yard - 40 ft. Maximum lot coverage - 15%; maximum height - 35 ft. (2-1/2 stories).

(6) Permitted Accessory Signs.

- (a) One subdivision identification sign limited to 40 sq. ft. in area.
- (b) One temporary sign for each street frontage advertising the sale or lease of real estate and one temporary sign advertising the development of property. No temporary sign shall be erected within 10 ft. of any adjacent side yard and no temporary sign shall remain after the sale, lease or development of the property.
- (c) In connection with any public or semi-public institution, the following signs are permitted: one identification sign limited to 30 sq. ft. in area, one bulletin board limited to 20 sq. ft. in area and not more than two (2) temporary signs or banners limited to a combined area of 30 sq. ft. in connection with special events, provided that no such sign or banner shall be displayed for a period of more than two (2) weeks.

(7) Off-Street Parking Requirements.

- (a) Dwellings: 1.5/unit.
- (b) Churches: 1/3 fixed seats.
- (c) High Schools: 1/3 students plus 1/employee.
- (d) Elementary school, junior high school, day nurseries: 1/employee.
- (e) Libraries, exhibits, community centers: 1/3 persons of maximum capacity.
- (f) Convalescent home, children's home, nursing home: 1/4 beds plus 1/employee.