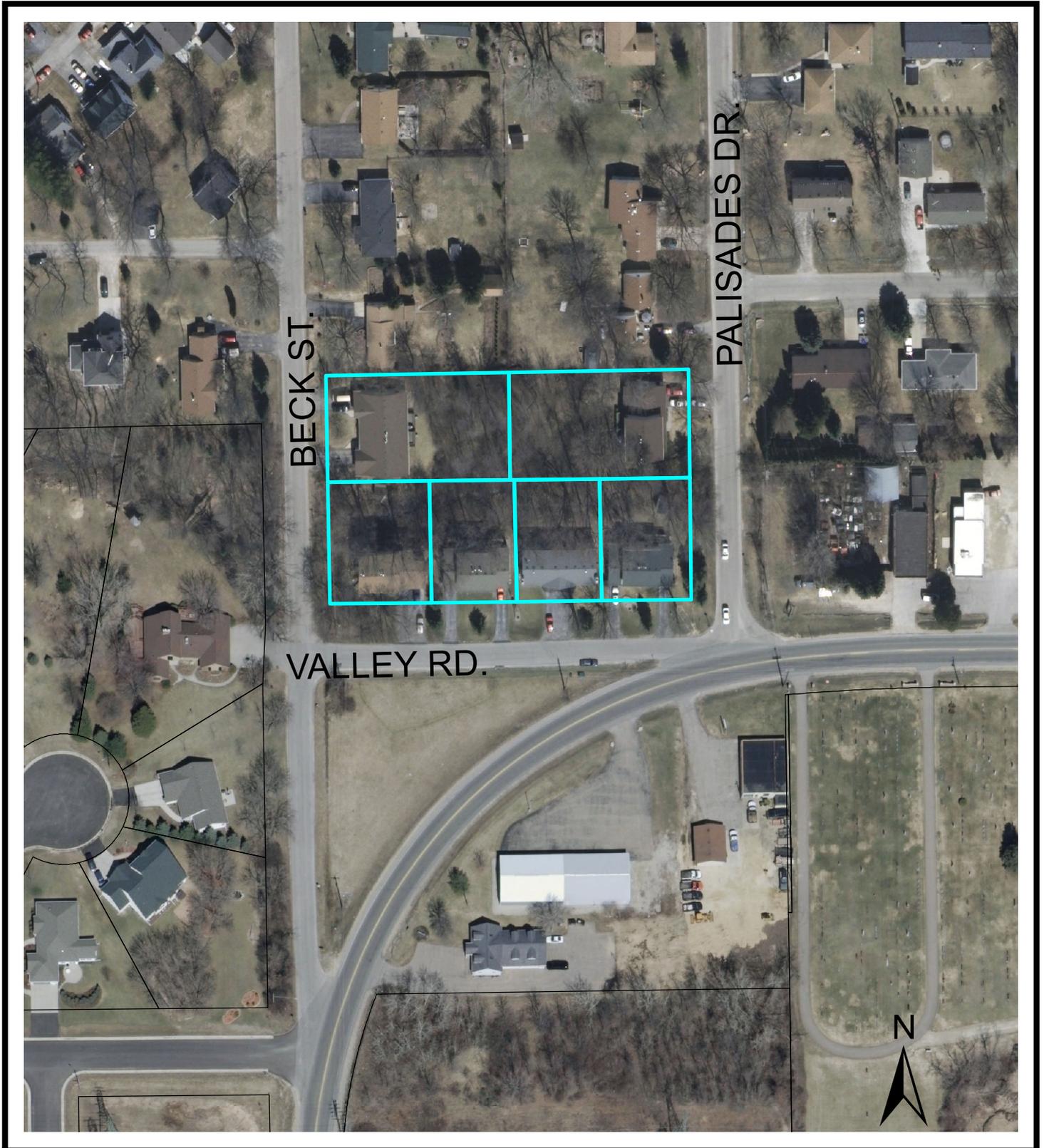


# Parcels Proposed for Annual Comprehensive Plan Update Review

Current Zoning: R-2, Two Family Residence District

Possible Rezoning: R-2A, Multi-Family, Zero Lot Line Residence District



shall notify the developer in writing, prior to preliminary plan approval of the Commission's intention to require a guarantee of completion for any stage.

**SEC. 13-1-34 R-MH MOBILE HOME DISTRICT.**

The requirements for property in the R-MH Mobile Home District shall be as provided in Article H of this Chapter.

**SEC. 13-1-35 R-2A MULTI-FAMILY, ZERO LOT LINE RESIDENCE DISTRICT**

- (a) **INTENT.** The purpose of this district is to provide small scale and moderate density multi-family development. This district is intended to serve in a transitional capacity between higher and lower intensity land uses.
- (b) **PERMITTED USES.**
  - (1) Any use permitted in the R-1 Single Family Residence District and the R-2 Two Family Residence District.
  - (2) Single family attached dwellings and zero lot line attached dwellings.
- (c) **PERMITTED USES REQUIRING SITE PLAN APPROVAL.**
  - (1) Structures with three or more units.
  - (2) Utility substation.
  - (3) Any use listed as requiring a special use permit.
- (d) **SPECIAL USES.**
  - (1) Boarding or Rooming House.
  - (2) Bed and breakfast.
  - (3) Cemetery.
  - (4) Church.
  - (5) Day care center/nursery school.
  - (6) Farm.
  - (7) Golf course.
  - (8) Park or playground.
  - (9) Public building.
  - (10) Public library, museum, art gallery, or community center.
  - (11) Railroad rights-of way and uses essential to their operation.
  - (12) Nursing home.
  - (13) School.
- (e) **SITE, ARCHITECTURAL, LANDSCAPING AND LIGHTING REVIEW**
  - (1) Review shall be required for projects and uses listed in 13-1-12(b)
- (f) **GARAGES, ACCESSORY BUILDINGS AND USES.**
  - (1) One (1) private garage per dwelling unit. Such garage may be constructed in addition to the garage space within the principal structure. A minimum of one garage or underground parking stall shall be provided for each unit.
  - (2) One (1) accessory building per lot.
  - (3) Any of the following accessory uses per lot:
    - a. One (1) private swimming pool.
    - b. One (1) private tennis court.
    - c. One (1) satellite antenna/dish.
    - d. One (1) detached solar structure.

(g) **GENERAL STANDARDS.**

- (1) Uses requiring special use permits shall comply with the requirements of 13-1-12.
- (2) The following design standards shall be applied to structures with three or more attached or zero lot line residential units:
  - a. Architecture. Architectural design shall be provided for all building facades. All side and rear elevations shall be given architectural treatment compatible with the front elevation of the building. Buildings shall be finished in an attractive manner in keeping with the accepted standards used for the type of building. Principal buildings shall be faced in stone, brick, or other decorative masonry material.
  - b. Screening. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
  - c. Landscaping. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
  - d. Lighting. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
  - e. Parking. The parking requirements listed in Section 13-1-51 shall apply to this district.
- (3) Parking. Refer to Article E.
- (4) **GARAGES REQUIRED.** On all parcels where a new dwelling is to be constructed building plans shall make provision for an attached or detached garage meeting the minimum requirements of subsection (a) of this section for each dwelling unit. No attached garage may be converted from garage to living space unless a garage meeting the requirements of these subsections exists or is constructed on the lot.
  - (a) The minimum dimensions for an attached or detached garage shall be 22 feet wide and 22 feet deep accessed by a garage door not less than 16 feet wide and 7 feet high for a single door, or two doors not less than 9 feet wide and 7 feet high.

No occupancy permit shall be granted for a newly constructed dwelling unit until final inspection of a detached garage has been completed and approved by the building inspector.

(h) **SINGLE-FAMILY ATTACHED DWELLINGS.**

- (1) Maximum Density. Thirty-six hundred (3,600) square feet per dwelling unit.
- (2) Minimum Lot Width. Sixty (60) feet.
- (3) Minimum Front Yard Setback. Twenty (20) feet or the prevailing setback.
- (4) Minimum Side Yard Setbacks.
  - a. Eight (8) feet for the principal structure, parking lots, or attached garages.
  - b. Three (3) feet for detached garages and accessory buildings located eight (8) feet or more from the principal structure.
  - c. Six (6) feet for detached garages and accessory buildings located less than eight (8) feet from the principal structure.
- (5) Minimum Rear Yard Setbacks.
  - a. Thirty (30) feet for the principal structure.
  - b. Three (3) feet for detached garages and accessory buildings located eight (8) feet or more from the principal structure.
  - c. Eight (8) feet for detached garages and accessory buildings located less than eight (8) feet from the principal structure.
  - d. Eight (8) feet for parking lots.

- (6) Shoreland Setbacks.
  - a) For parcels within the corporate boundaries of the City of Menasha prior to May 8, 1982 the following standards shall apply:
    - 1) Shoreland setback area for a principal building - 50 feet as measured from the ordinary high-water mark.
  - b) For parcels annexed to the City of Menasha after May 7, 1982 the following standards shall apply:
    - 1) Shoreland setback area for a principal building - 50 feet as measured from the ordinary high water mark, except that a principal structure may be constructed or placed within the shoreland setback area if all of the following apply:
      - a) The principal building is constructed or placed on a lot or parcel of land that is immediately adjacent on each side to a lot or parcel of land containing a principal building.
      - b) The principal building is constructed or placed within a distance equal to the average setback of the principal building on the adjacent lots or 35 feet from the ordinary high-water mark, whichever distance is greater.
- (7) Maximum Height. Thirty-five (35) feet or two and one-half (2-1/2) stories for the principal structure.
- (8) Parking. Refer to Article E.

(i) **ZERO LOT LINE ATTACHED DWELLINGS.**

- (1) Maximum Density. One (1) dwelling unit per lot.
- (2) Minimum Lot Size. Thirty-six hundred (3,600) square feet.
- (3) Minimum Lot Width. Thirty (30) feet.
- (4) Minimum Front Yard Setback. Twenty (20) feet or the prevailing setback.
- (5) Minimum Side Yard Setbacks.
  - a. Principal Structure. Minimum side yard of zero (0) feet provided that:
    - 1. Not more than six (6) units may be attached in series. The required side yards for lots located on either end of such a series shall be ten (10) feet for that side which is not attached to the adjoining unit.
    - 2. The adjoining side yard setback of the lot adjacent to the zero (0) side yard is also zero (0).
    - 3. The adjacent lots with zero (0) side yards are held under the same ownership at the time of initial construction of the attached dwellings.
    - 4. All units of the attached dwelling are completed prior to occupancy of any unit.
    - 5. Restrictive covenants shall be recorded at the Calumet or Winnebago County Register of Deeds as determined by the location of the proposed development, providing declarations and/or bylaws similar to those typically recorded on a Declaration of Condominium. Said covenants shall provide for mediation of any and all disputes between owners of each unit and any third party with regard to construction, use, and maintenance of the real property. Furthermore, said covenants shall specifically state that the City of Menasha and all approving authorities shall not be held responsible for same, and that said covenants shall inure to all heirs and assigns.
  - b. Detached Garages and Accessory Structures.
    - 1. Minimum side yard of three (3) feet if located eight 9\*0 feet or more

