

# VILLAGE OF SISTER BAY ZONING CODE

1 **Sec. 66.0311 R-1 Single-Family Residence District** 57  
2 The Single-Family Residence district (R-1) is intended 58  
3 to provide a pleasant, safe and quiet residential envi- 59  
4 ronment of moderate density (minimum 20,000 square 60  
5 foot lots), free from traffic hazards or public annoyanc- 61  
6 es. The district is only allowed in areas where public 62  
7 sewer and water services are available. 63  
8 (a) Permitted Uses: 64  
9 (1) Single-family dwellings. 65  
10 (2) Licensed community and other living ar- 66  
11 rangements, which have a capacity for 67  
12 eight or fewer persons, subject to the lim- 68  
13 itations set forth in section 62.23(7)(i) of 69  
14 the Wisconsin Statutes. 70  
15 (3) Licensed foster family homes subject to 71  
16 the regulations set forth in section 48.62 72  
17 of the Wisconsin Statutes. 73  
18 (4) Public parks. 74  
19 (5) Essential services, municipal buildings 75  
20 and facilities. 76  
21 (b) Permitted Accessory Uses: 77  
22 (1) Accessory Uses and Structures. Detached 78  
23 garages shall not be used, rented or 79  
24 leased to any individual who is not the 80  
25 property owner or an occupant residing 81  
26 on the property. See section 66.0501 82  
27 [See page 86] 83  
28 (2) Ground-mounted and building-mounted 84  
29 earth station dish and terrestrial antennas. 85  
30 (3) Home occupations and professional 86  
31 home offices. [See section 66.0501(d) 87  
32 page 86] 88  
33 (4) Private swimming pools. 89  
34 (5) Private tennis courts. 90  
35 (6) Solar collectors attached to the principal 91  
36 structure. 92  
37 (7) Any other usual and customary uses ac- 93  
38 cessory to the above permitted uses as 94  
39 determined by the Zoning Administrator 95  
40 or his/her designee. 96  
41 (c) Conditional Uses: 97  
42 (1) Bed and breakfast establishments as pro- 98  
43 vided for in Section 50.51(b) of the Wis- 99  
44 consin Statutes and Chapter HSS 197 of 100  
45 the Wisconsin Administrative Code. 101  
46 (2) Licensed community and other living ar- 102  
47 rangements, which have a capacity of at 103  
48 least nine, but no more than 20 persons. 104  
49 (3) Licensed family day care homes subject 105  
50 to the regulations set forth in section 106  
51 48.65 of the Wisconsin Statutes. 107  
52 (4) Private parks and playgrounds. 108  
53 (5) Utility substations, municipal wells, 109  
54 pumping stations and towers shall be a 110  
55 minimum of 50 feet from any side or rear 111  
56 lot line. 112

(6) Solar energy collectors erected as an ac- 57  
cessory structure. 58  
(7) Utilities requiring a building. 59  
(8) Parking of a semi-tractor or other large 60  
trucks in accordance with Subsection 61  
66.0405(b) [See page 82] of this chapter. 62  
(9) Antennas over 35 feet tall. 63  
(10) Churches. 64  
(d) Lot Area and Width: 65  
Lots shall be a minimum of 20,000 square feet 66  
in area and shall have a lot width of not less 67  
than 75 feet. Corner lots shall have a lot width 68  
of at least 110 feet. 69  
(e) Building Height, Area and Standards: 70  
(1) No principal residential building or part 71  
of a principal residential building shall 72  
exceed 35 feet in height. No accessory 73  
building shall exceed the height specified 74  
in section 66.0501 [See page 86]. 75  
(2) The total minimum floor area of a princi- 76  
pal residential building shall be 900 77  
square feet for a one-bedroom dwelling, 78  
1,000 square feet for a two-bedroom 79  
dwelling and 1,200 square feet for a 80  
three or more bedroom dwelling. 81  
(3) All principal residential buildings, ex- 82  
cluding attached garages, shall have a 83  
minimum width of 24 feet for the main 84  
body of the house. 85  
(4) The exterior walls of all principal residen- 86  
tial buildings shall be covered by either 87  
stucco, cement siding, wood, wood 88  
clapboards, wood shakes, vinyl, steel or 89  
aluminum beveled siding, brick, stone or 90  
other masonry-type veneer materials or 91  
other similar materials. 92  
(5) All principal residential buildings shall be 93  
placed on, and be attached to, a perma- 94  
nently enclosed foundation in accord- 95  
ance with the standards set forth in sec- 96  
tion 70.043(1) Wisconsin Statutes and 97  
chapter ILHR 21, Wis. Admin. Code. 98  
(6) The total of the area of the building foot- 99  
print of the principal residential building 100  
and all accessory buildings including the 101  
required parking, driveways and side- 102  
walks shall not exceed 80 percent of the 103  
lot area and the balance shall be left as 104  
open space. (Amended Ordinance 159- 105  
120809) 106  
(f) Setbacks: 107  
(1) There shall be two side setbacks for all 108  
principal residential buildings totaling at 109  
least 25 feet, with one being at least ten 110  
feet; and where a side-entry garage exists, 111  
the setback shall be at least 27 feet in 112

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1 width as measured from the closest point 57  
2 of the garage door opening that is per- 58  
3 pendicular to the side lot line. 59  
4 (2) There shall be a minimum side setback of 60  
5 at least 100 feet for all churches. 61  
6 (3) Accessory buildings shall meet the same 62  
7 setbacks as principal buildings in the dis- 63  
8 trict. Other accessory building require- 64  
9 ments are listed in section section 65  
10 66.0501 [See page 86] of this chapter. 66  
11 (*Amended Ordinance 207-100912*) 67  
12 (4) There shall be a minimum front setback 68  
13 of at least 70 feet from the centerline of 69  
14 the street right-of-way. 70  
15 (5) There shall be a minimum front setback 71  
16 of at least 40 feet from the edge of the 72  
17 easement or the edge of pavement for all 73  
18 buildings not on a public street. 74  
19 (6) There shall be a minimum rear yard set- 75  
20 back of at least 40 feet from the rear 76  
21 property line. 77  
22 (g) Other Architectural Standards: (Amended Ordi- 78  
23 nance 137-021208) 79  
24 (1) The Plan Commission shall approve the 80  
25 style and exterior design of dwellings in 81  
26 subdivisions. The developer shall desig- 82  
27 nate specific lots for certain building de- 83  
28 signs to insure that no two adjacent 84  
29 dwelling units/buildings shall look identi- 85  
30 cal. 86  
31 (2) Any wall visible from a public street that 87  
32 exceeds 50 feet in length shall have a 88  
33 minimum of 20% of the length of the 89  
34 wall projecting or recessing at a mini- 90  
35 mum depth of 3% of the length of the 91  
36 wall and a change in the materials, tex- 92  
37 ture, or a permanent architectural feature 93  
38 shall be provided.  
39 (3) A detached garage shall be architectural-  
40 ly compatible with the residential build-  
41 ing it serves. It shall be designed and ori-  
42 ented to minimize the visual effect of the  
43 scale or mass of the garage. Visual inter-  
44 est shall be created on all sides of the  
45 garage that are visible from a public  
46 street through the use of landscaping,  
47 berming, architectural features, building  
48 materials, and/or orientation.  
49 (4) In the R-2 and R-4 districts, attached gar-  
50 ages for multifamily developments shall  
51 be designed and oriented so that they do  
52 not dominate the front facade of the  
53 building to which they are attached. At-  
54 tached garages shall not occupy more  
55 than 30% of the front facade of the build-  
56 ing. Not more than six garage doors may

appear on any multifamily building fa-  
cade containing front doors, and the  
plane along such garage doors shall be  
broken by an offset of at least two feet if  
more than two garage doors are in a row.  
(5) In the R-1, R-3 and CS-1 districts at-  
tached garages for single family homes  
shall be designed and oriented so that  
they do not dominate the front facade of  
the building to which they are attached.  
(Amended Ordinance 1141-070808)  
(6) Sidewalks not less than three (3) feet in  
width shall be provided to all building  
entrances connecting the building to the  
required parking areas or driveways.  
(7) If a sidewalk exists along the public  
street(s) abutting the lot, then sidewalk(s)  
shall be provided connecting the all  
buildings to the public street.  
(8) Street trees shall be provided along all  
existing and new public right-of-ways at  
a rate of at least one tree per 40 feet. If a  
driveway leading to the parking area is  
longer than 100 feet, trees shall also be  
planted along at least one side of such  
driveway at the rate specified. All tree  
species shall be approved by the Plan  
Commission.  
(9) All dwelling units must be served by pub-  
lic streets and not private roads. In the R-  
2 and R-4 districts, all driveways and  
parking spaces must be paved. In the R-1,  
R-3 and CS-1 districts all driveways must  
be paved from the edge of abutting street  
pavement to the edge of the right of way  
or easement.