

**CODE OF ORDINANCES
OF THE
TOWN OF LUXEMBURG
KEWAUNEE COUNTY, WISCONSIN**

**CHAPTER 10:
ZONING ORDINANCE**

DRAFT AMENDMENTS 11/2021

*DATCP Certification
September 8, 2017*

*Town Board Adoption
September 27, 2017*

Official zoning map is on file with the Town of Luxemburg Zoning Administrator

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10.0307 R-1 Residential District

A. Purpose and Intent of the R-1 Residential District

The R-1 Residential District is intended to provide for mixed residential development and low-impact non-residential development. The R-1 district applies to those rural lands that have marginal utility for agricultural use because of soil type, lot configuration, and/or topography; with the intent to preserve viable agricultural lands to the greatest extent possible for farm operations. Residential development should be at modest densities consistent with a typical rural environment.

B. Permitted Principal Uses

The following principal uses are permitted uses in the R-1 district:

1. Single-family dwellings.
2. Community living arrangements with a capacity for 8 or fewer and foster homes subject to the limitations set forth in Section 60.63 of the Wisconsin Statutes.
3. Essential Services.

C. Permitted Accessory Uses

The following accessory uses are permitted in the R-1 district only when there is a permitted principal use present:

1. Private garages.
2. Home occupations
3. Roadside stand, one. The roadside stand shall not exceed 300 square feet in ground area and is limited to a maximum height of ten (10) feet.
4. Other accessory structures and uses that are incidental to the principal use, provided that the structure or use does not include any activity commonly conducted as a business.

D. Conditional Uses (Also see Section 10.0805)

The following uses may be allowed in the R-1 district subject to the issuance of a conditional use permit:

1. Bed and Breakfast.
2. Cemeteries.
3. Churches, chapels, temples, synagogues, rectories, parsonages and parish houses.
4. Day Care
5. Keeping of livestock and poultry (see section 10.0307 (F))
6. Small wind energy systems.
7. Solar energy systems.

8. Community living arrangements with a capacity of 9 or more persons subject to the limitations set forth in Section 60.63 of the Wisconsin Statutes.
 9. Governmental and cultural uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds, and museums.
 10. Public, parochial and private, elementary, junior high and senior high schools
 11. Two-family dwellings
 12. Multi-family dwellings
 13. Manufactured home park subject to Section 10.0506.
 14. Utilities
- E. Yard Requirements for Permitted Principal, Permitted Accessory, and Conditional Uses within the R-1 district:

Residential (R-1)	
Lot Size:	
Lot Area <u>Minimum</u> :	1.5 acres to 4.99 acres
Minimum lot width at building line:	200 ft.
Yard Setbacks:	
Front yard:	<i>See Section 10.0304</i>
Rear Yard Minimum:	
Principal Use:	50 ft.
Accessory Use:	20 ft.
Side Yard Minimum:	
Principal Use:	20 ft.
Accessory Use:	15 ft.
Height:	
Maximum Height:	35 ft.
Lot Coverage:	
Single Family/Two Family Dwelling Maximum	30%
Multi-family Dwelling Maximum	50%

F. Keeping of Livestock and Poultry Limitations in R-1.

Lots on which such livestock or poultry are maintained shall contain a minimum of 1.5 acres ~~up to no more than 4.99 acres.~~

1. Structures housing such livestock or poultry shall be located a minimum of 25 feet from the property line.
2. Appropriate confinement must be provided.
3. The storage or use of manure or any odor or dust-producing substance is prohibited within 25 feet of any adjoining lot line.
4. The number of livestock or poultry permitted shall be limited as follows:
 - (a) No more than one horse, cow, hog, sheep, or similar animal, over 6 months of age, shall be kept for each acre. Bulls and boars are prohibited in R-1.
 - (b) No more than 5 chickens, ducks, or similar poultry, over 2 months of age, shall be kept for each acre. Roosters are prohibited in R-1.
 - (c) The keeping and raising of fur-bearing animals is prohibited.
 - (d) Combinations of the above shall be apportioned to the total acreage and the Zoning Administrator shall determine the total number of animals allowed.

Prepared by:



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