

Ordinance 17.04
District Regulations (R82.4)

THE VILLAGE BOARD OF THE VILLAGE OF PARK RIDGE ORDAINS AS FOLLOWS:

Section I. ROAD WIDTH

In the Village of Park Ridge, road widths shall generally be sixty (60) feet. Permission for lesser widths down to fifty (50) feet may be granted by the Village Board.

Section II. DISTRICT REGULATIONS

Residence District Regulations.

A. **Use Regulations.** In the residence district no building or land shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this ordinance, except for the following uses:

- I. One-family dwellings. No new residence shall be constructed unless the construction value of such residence equals \$50,000.00 or more exclusive of lot value and such residence as shown by the building plans contains a living space exclusive of basement of at least 1,500 square feet.
- II. Schools.
- III. Churches.
- IV. Parks, playgrounds not conducted for profit.
- V. One or more accessory buildings, not to exceed a total square footage of 750 square feet, when located not less than sixty (60) feet from the front line of the lot and not less than five (5) feet from any other lot line. Any number of accessory buildings exceeding two (2) must come before the Zoning Committee for recommendation to the Village Board.

B. **Height Regulations.** In the residence district no building shall hereafter be erected or structurally altered to exceed twenty-seven (27) feet in height or two (2) stories in height.

C. **Area Regulations.**

- i. **Front Yards.** On every lot in the residence district there shall be a front yard having a depth of not less than thirty (30) feet, provided, however, as follows:
 - a. Where lots comprising forty (40) percent or more of the frontage on one side of a block are developed with buildings at the time of the adoption of this ordinance, having an average front yard with a variation in depth of not more than eight feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established, provided further that this regulation shall not be so interpreted as to require a front yard depth of more than forty-five (45) feet.
 - b. No front yard need exceed the average provided for the two adjoining buildings, one on either side thereof, if such two adjoining buildings are less than one hundred (100) feet apart.
- ii. **Side Yards.**

a. On every lot in the residence district there shall be two (2) side yards, one on each side of the building. For every dwelling hereafter erected or structurally altered which does not exceed twenty-seven (27) feet in height nor two (2) stories in height or sixty (60) feet in length, neither of such side yards shall be less than eight (8) feet in width.

b. For every main building other than a dwelling and for every dwelling which exceeds twenty-seven (27) feet in height or two (2) stories in height or sixty (60) feet in length, neither of such side yard shall be less than ten (10) feet in width and the total width of such two (2) sideyards shall not be less than twenty (20) feet.

c. The side yard regulations in a. and b. of this paragraph shall apply to all lots including corner lots, except that in the case of a reversed corner lot, which faces an intersecting street, the side yard on the street side of such reversed corner lot shall have a width not less than fifty (50) percent of the front yard depth required on the lots in the rear of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front yard line of the lots in the rear of such reversed corner lot provided, however, that this regulation for reversed corner lots shall not have the effect of reducing the buildable width for the main building, to less than twenty-six (26) feet or for an accessory building to less than twenty (20) feet on any lot of record at the time of the adoption of this ordinance.

iii. **Rear Yards.** On every lot in the residence district there shall be a rear yard having a depth of not less than twenty (20) percent of the depth of the lot, provided such rear yard need not exceed thirty (30) feet in depth.

iv. **Application of Setback Requirements.** Where the side or rear yard includes an easement, the setback will be measured from the property line and the easement may be used to meet setback requirements; however, no construction may encroach into the easement. Where the side or rear yard abuts an alley, the setback will be measured from the edge of the alley closest to the yard (property line) and the alley will not be used to meet setback requirements.

2. **Business District Regulations.**

A. **Use Regulations.** In the business district no building or land shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this ordinance, except for retail sales use compatible with surrounding uses. In no event shall the following uses be permitted:

- i. Laundry employing more than five (5) persons on the premises.
- ii. Lumber yard.
- iii. Sale or distribution of gasoline or petroleum products, service stations, or any type of servicing or repair of any type of motorized vehicle, small engine or marine-type engine.
- iv. Multiple family dwelling.
- v. Tavern.
- vi. Liquor store.
- vii. Sales of items normally intended for immediate consumption, unless the premises provide space and facilities to accommodate such consumption.
- viii. Any use not compatible with surrounding uses.

B. **Height Regulations.**

- i. In the business district no building hereafter erected or structurally altered shall exceed twenty-seven (27) feet in height at its lowest point of roof access or two (2) stories.
- ii. Where lots comprising more than one-half (½) of the frontage on one (1) side of a block are zoned residence and the lots comprising the remainder of said frontage are zoned business the height regulations for the residence district shall apply to the lots zoned business.

C. Area Regulations.

- follows:
- i. **Side Yards.** In the business district no side yard shall be required except as
 - a. Buildings erected for dwelling purposes exclusively shall comply with the side yard regulations of the residence district.
 - b. Where a building is erected for mixed use, namely, for both dwelling and business purposes, each story of such building used in any part for dwelling purposes shall, if more than two (2) rooms in depth, be provided with two (2) side yards, one (1) on each side of the building, neither of which shall be less than eight (8) feet in width, provided, however, that this regulation shall not apply to the street side of a corner lot.
 - c. Where a lot abuts upon the side of a lot zoned residence there shall be a side yard of not less than five (5) feet in width.
 - d. Every side yard that is provided, where not required by these regulations, shall be not less than three (3) feet in width.
 - ii. **Rear Yards.** On every lot in the business district there shall be a rear yard having a depth of not less than twenty (20) percent of the depth of the lot, provided, however, that the depth of such rear yard need not exceed twenty-five (25) feet for an interior lot nor fifteen (15) feet for a corner lot.
 - iii. **Front Yards.** On every lot in the business district there shall be a front yard depth of not less than forty (40) feet.

3. Planned Unit Development District Regulations.

A. **Purpose And Use Regulations.** This district is intended to permit and promote, pursuant to Section 62.23(7)(b) of the Wisconsin Statutes, development that would derive maximum benefit from: coordinated area site planning, diversified location of structures, and mixed compatible uses, resulting in the provision of a safe efficient system for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, economic design and location of public and private utilities and community facilities, and insuring adequate standards of construction and planning. Accordingly, the unified and planned development of a site, in single or corporate ownership or control at the time of application under this section, may be permitted in this District upon petition of the owners without the customary division into individual lots on public streets, or without specific compliance with the residence or business district regulations of this Ordinance as applicable to individual lots, subject to the regulations established hereinafter.

In the PUD District no buildings or land shall be used and no building shall hereafter be erected, except for:

- i. One-family dwellings, two-family dwellings, multiple-family dwellings.
- ii. Parks, playgrounds, not conducted for profit.

on as a business.

iii. Clubs, excepting those the chief activity of which is a service customarily carried

iv. Offices, or customer service establishments or retail businesses compatible with offices and with adjacent residential uses by virtue of hours of operation, traffic, nature of products sold, or services rendered.

v. Accessory buildings or uses customarily incident to the above permitted uses including private roads, and off-street parking.

B. Height Regulations. In this district no building shall be erected or altered to exceed twenty-seven (27) feet in height at its lowest point of roof access or two (2) stories.

C. Area Regulations. Around the periphery of lands included within the district, front yards, side yards, and rear yards where they abut neighboring property or a public street shall be no less than are required by Subsection One Residence District Regulations. Stricter limitations in Section I.3.F (below) will also apply. Other internal yard spaces shall be approved as specified within Ordinance 17.05 hereof.

D. Minimum Residential Floor Area. Dwelling Units exclusive of basements shall contain no less floor area than as approved in accord with Ordinance 17.05 hereof.

E. Minimum Project Area. No lands shall be placed in this district unless the proposed development encompasses the following minimum areas:

<u>Proposed Principal Uses</u>	<u>Minimum Project Size</u>
Residential & Open Space Uses	100,000 Square Feet
Mixed Compatible Uses	100,000 Square Feet

F. Limitations.

i. No buildings shall be located on any lot nearer than 25 feet to the front lot line; nor nearer than 20 feet to the rear lot line; nor nearer than 38 feet total for both sides. Minimum of 19 feet on any one side, with the exceptions of cul-de-sac lots #5 and #6, which have minimum side yard setbacks of 10 feet on each side.

ii. Secondhand homes, mobile homes, basements, tents, shacks, garages, barns or any other outbuildings are not to be erected or moved onto any lot to be left on or lived in either temporarily or permanently. One outbuilding not larger than 100 square feet shall be permitted for the storage of boats, snowmobiles, garden equipment, etc., provided they are of similar design and finish of the house erected on said lot.

iii. Any vehicles or trailers, recreational or otherwise, when not in use shall be stored in the garage of the properties they occupy.

iv. No animals, livestock, pets, poultry of any kind shall be raised, bred or kept on any Lot or unit parcel, except that household pets for personal, noncommercial purposes of the unit occupants may be kept, provided they are housed within the interior of the living unit. No pets shall be kept outside of the living unit unless on a leash not exceeding 10 ft. in length and attended by the presence and control of the owner and/or a family member.

v. Any fences must be approved by the Village Building Inspector. Fences are permitted only in the rear yards. No fence shall be constructed closer than 2 feet from any property line or the line which would be the extension of the common party wall separating the units unless a letter signed by the adjacent property owner granting permission for a fence erected on the lot line is submitted to the Village Building Inspector. No fence shall be more than 6 feet high.

vi. All utilities, including phone, cable, gas, electricity will be buried underground.

- vii. Lots will be sold for owner occupancy, but the owner of an entire two-unit building may rent out one unit if said owner occupies the other unit.
- viii. All units may only be occupied by a single family, as defined by Park Ridge municipal codes.

Section III. SEVERABILITY

The provisions of this ordinance are severable. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application.

Section IV. EFFECTIVE DATE

This ordinance shall take effect upon passage and publication as provided by law.

Passed and adopted by the Village Board of the Village of Park Ridge on this twentieth day of July, 2009.