

18.47.030 Accessory dwelling units.

- A. Where allowed. See the use table, Chapter 18.33.
- B. Number allowed. Only one ADU is allowed on a lot.
- C. Owner-Occupancy.
  - 1. The Owner shall occupy either the principal dwelling unit or the accessory dwelling unit as his/her primary residence.
  - 2. If neither unit is owner-occupied, the ADU may not be rented separately from the principal dwelling unit.
  - 3. No subleases of the ADU are permitted.
- D. Maximum number of occupants. The maximum number of occupants in an ADU is 1 family.
- E. Mobile Homes and Manufactured Homes. Mobile homes and manufactured homes are allowed as accessory dwelling units if they are a permitted principal use in the district.
- F. Height. The height of an ADU is limited to the lesser of:
  - 1. The height limit for accessory structures in the applicable zoning district
  - or
  - 2. The height of the principal dwelling unit.
- G. Floor Area. The floor area of an ADU is limited to the lesser of:
  - 1. Equal to the square footage of the principal dwelling unit or
  - 2. 1,200 square feet –excludes attached garages, basements, three season rooms, decks and porches.
- H. Setbacks. An accessory dwelling unit shall conform to the principal structure setback requirements of the district.
- I. Parking.
  - 1. An ADU shall have a maximum of 2 off-street parking spaces, both with access to a public street from the existing driveway.
  - 2. These spaces shall be located to the side or rear of the principal dwelling unit.
- J. Deed Restriction Required. Prior to the issuance of a certificate of compliance, the owner shall record a deed restriction that:
  - 1. Prohibits the conversion of the property to a condominium, and
  - 2. Prohibits the subdivision of the property so that the accessory dwelling unit is located on its own lot, unless all applicable requirements for principal dwelling units are met.(Ord. 168-573, Sec. 5, 2025; Ord. 167-3, Sec. 1, 2023)

18.47.040 Caretaker residences.

- A. Where allowed. See the Use Table, Chapter 18.33.
- B. Number allowed. Only one caretaker residence is allowed on a lot.
- C. Setbacks. A caretaker residence shall conform to the principal structure setback requirements of the district.
- D. Height. A caretaker residence shall not exceed 2 stories or the height of the principal structure, whichever is less.
- E. Number of bedrooms. A caretaker residence shall have no more than 3 bedrooms.
- F. Parking. Parking may be provided as part of the parking area for the principal use. No additional parking is required.
- G. Ownership. A caretaker residence shall be owned by the same person who owns the property and shall not be sold separately from the remainder of the property. (Ord. 167-3, Sec. 1, 2023)

18.47.050 Manufactured homes.

- A. Where Allowed. See the Use Table, Chapter 18.33.
- B. Installation. A manufactured home shall comply with the installation standards established by the Wisconsin Department of Safety and Professional Services.
- C. Foundation. A continuous permanent masonry foundation or masonry curtain wall slab, unpierced except for required ventilation and access, shall be installed under the perimeter of manufactured home.
- D. Moving Equipment Removed. The moving hitch, transporting lights, wheels and axles shall be removed.
- E. Dimensions and Appearance.
  - 1. The exterior siding shall consist predominantly of vinyl or metal horizontal lap siding (the reflectivity of which does not exceed that of gloss white paint), wood or hardboard, brick, stone or stucco comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction in the County.
  - 2. Roofs must be covered with roofing material that is residential in appearance. This includes, but is not limited to, approved wood, standing-seam metal, asphalt composition shingles or fiberglass.
  - 3. All roof structures shall provide an eave projection of at least 6 inches, which may include a gutter. (Ord. 167-3, Sec. 1, 2023)

18.47.060 Multiple-family housing.

- A. Applicability. This section applies to new construction of multiple-family structures in the R-3, C-1, and C-2 districts.
- B. Landscaping. Road setback, parking perimeter, and parking interior landscaping shall be provided in accordance with the requirements of 18.74.070.
- C. Screening of exterior trash & recycling containers. Screening shall follow the requirements of 18.73.060. (Ord. 167-3, Sec. 1, 2023)

18.47.070 Single-family dwellings.

- A. All single-family dwellings shall be constructed on a permanent foundation.
- B. When located within or adjacent to a subdivision in any district, or when located in the AC-R, RH, R-L, R-1, R-2, or R-3 Districts, single-family dwellings, including modular homes but excluding manufactured homes and tiny houses, shall:
  - 1. Have a minimum width of 24 feet,
  - 2. Have a roof with a minimum slope of 3:12 or an engineered flat roof with a parapet wall, and
  - 3. Have a minimum of an 8-inch Eave attached to at least 50% of the perimeter of the structure. (Ord. 167-3, Sec. 1, 2023)

18.47.080 Tiny houses.

- A. Where allowed.
  - 1. Tiny houses are permitted as a principal use in the A-2, A-3, RH, R-L, R-1, and R-2 Districts.
  - 2. Tiny houses are permitted as accessory dwelling units in the A-2, A-3, RH, R-L, R-1, and R-2 Districts, subject to the supplemental regulations in this section and the use regulations for accessory dwelling units.
  - 3. A Tiny house on wheels is considered a “camping unit,” and is only permitted in a campground.