

**CITY OF AMERY
CITY COUNCIL
POLK COUNTY, WISCONSIN**

ORDINANCE NO. 13-2024

**AN ORDINANCE TO AMEND CHAPTER 450 SEC. 18 R-2 TWO-FAMILY
RESIDENTIAL DISTRICT
OF THE MUNICIPAL CODE FOR THE
CITY OF AMERY, POLK COUNTY, WISCONSIN**

§ 450-18 R-2 Two-Family Residential District.

B. Permitted Uses

(15) Zero lot line privately owned duplexes.

(a) A zero lot line duplex may be built on the dividing line between two existing legal lots of record having at least 7,600 square feet in combined area and at least 70 feet of combined lot width.

(b) The common wall of the zero lot line duplex shall be centered on the dividing line between the two lots;

(c) The setback from the opposite lot line shall be not less than 8 feet.

(d) When attached dwelling units are created, the plans, specifications, and construction of such building shall require that the installation and the construction of sewer, water and other utility services be done in such a manner so as to provide separate systems to each dwelling unit; provided, however, that common services are permitted if:

(i) Current Wisconsin State Plumbing Code permits the installation of common systems; and

(ii) Cross easement and maintenance provisions for the common systems are provided for and included in the deed restrictions referred to in § 450-19E(5) below.

(e) When attached dwelling units are created, matters of mutual concern to the adjacent property owners due to construction, catastrophe, and maintenance shall be guarded against by private covenants and deed restrictions, and the approving authority shall not be held responsible for the same. Deed restrictions shall provide:

(i) Each side of the building shall be constructed at the same time and in such a way as to be harmonious with the other side so that the overall effect is aesthetically pleasing.

(ii) Lots shall be maintained in accordance with City Ordinance.

- (iii) Copies of the deed restrictions and private covenants shall be placed on file in the City Administrator/Clerk-Treasurer's office and recorded in the office of the County Register of Deeds.
- (iv) Changes to covenants or deed restrictions shall be agreed upon by the parties who share a common wall, may require review and approval from City Staff, and shall follow state standards and building codes.
- (v) Basements shall be provided across zero lot lines where necessary for water, sewer and utility services.
- (vi) There shall be a common wall which shall meet state standards and building code for fire protection running from the lowest floor level, including the basement, to the underside of the roof sheathing. Such basement wall, if any, shall be masonry.
- (vii) No fences shall be permitted along the zero-lot line in the front.
- (viii) Violation of these covenants should be handled by the signing parties

Effective date. Upon passage and publication, this section shall take effect and be in force as provided by law.

Adopted by the City Council on July 3, 2024.

CITY OF AMERY

By: Rick Van Blaricom
Rick Van Blaricom
Mayor

Attest: Taylor Larson
Taylor Larson
Clerk-Treasurer

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