

ORDINANCE NO. 1-26

**ORDINANCE CREATING § 270-20.2 OF THE CODE OF THE
VILLAGE OF BELGIUM, OZAUKEE COUNTY, WISCONSIN**

BE IT ORDAINED, by the Village Board of the Village of Belgium, Ozaukee County, Wisconsin, § 270-20.2 of the Code of the Village of Belgium is hereby created to read as follows:

§ 270-20.2. RM-3 Large Multiple-Family Residence District.

The RM-3 Large Multiple-Family Residence District is intended to provide for large multiple-family residential complex development, at densities not to exceed 14.5 dwelling units per net acre, served by municipal sewer and water facilities.

A. Permitted uses.

- (1) Multiple-family dwellings with a minimum of fourteen units per structure and a maximum of twenty-four units per structure.

B. Special Permitted accessory uses. The following are Special Permitted accessory uses that require review and approval by the Village Plan Commission of the development's site plans pursuant to Village Ordinance § 270-114.

- (1) Private garages and carports.
- (2) Gardening, tool and storage sheds incidental to the residential use.
- (3) Private recreational facilities and areas, including children's playgrounds.
- (4) Private club houses and swimming pools.

C. Conditional uses. None.

D. Lot area and width.

- (1) Lots shall have a minimum of 5 acres in area or the area specified below, whichever is larger:
 - (a) Minimum total area per dwelling unit:
 - [1] One-bedroom dwelling: 3,000 square feet per unit.
 - [2] Two- or more bedroom dwelling: 3,300 square feet per unit.
- (2) Lots shall not be less than 120 feet in width at the public street right-of-way line.

E. Building height and area.

- (1) No principal building or parts of a principal building shall exceed 40 feet in height. No accessory building shall exceed 20 feet in height.
- (2) No principal building shall have a floor area of less than the following:
 - (a) Minimum total area per dwelling unit:
 - [1] One-bedroom dwelling: 800 square feet per unit.
 - [2] Two- or more bedroom dwelling: 950 square feet per unit.
- (3) No principal building shall have more than two levels of dwelling units.

F. Setback and yards.

- (1) There shall be a minimum building setback of 30 feet from the right-of-way of all public streets.
- (2) There shall be a minimum side yard on each side of all principal buildings not less than 20 feet in width.
- (3) There shall be a rear yard of not less than 25 feet.
- (4) Minimum green space shall be no less than 35% of the lot.

G. Parks and recreation facilities. Each large multiple-family residential complex shall provide a park and outdoor recreation area, including a children's playground, of at least $\frac{1}{4}$ acre for each 24 dwelling units or fraction of 24 dwelling units in the complex to be approved as part of the site plans submittal and review by the Village Plan Commission under Village Ordinance § 270-114. The park and outdoor recreation area shall be located and maintained to provide safe and easy access for all residents in the complex. Park and recreation areas shall be well drained and maintained by the property owner to provide a clean and safe area for residential use.

- (1) Playgrounds must be provided upon completion of 24 dwelling units. Playgrounds shall be equipped with a sufficient amount of playground equipment to accommodate the children living in the complex.
- (2) Club Houses and Swimming Pools may be included in the park and recreational areas provided they do not exceed $\frac{1}{2}$ of the total park and recreation space requirements of the complex.

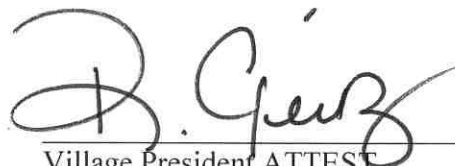
H. Utilities. Buildings in the RM-3 Zoning District shall have Village water and sewer utilities with each having one lateral and one meter for each building.

I. Driveways and Parking.

- (1) Each large multiple-family residential complex shall provide parking for residents and visitors that meet the requirements of Article VI.
- (2) Parking lots and/or driveways must be installed to ensure Fire Department apparatus has adequate room to operate.

This ordinance shall be effective upon passage and posting.

Adopted this 19th day of January, 2026.


Village President ATTEST


Village Clerk ATTEST