

500-10.1 Nostalgic Residential District (RN)

The Residential Nostalgic District is intended to provide a pleasant, safe, and quiet neighborhood environment free from public annoyances for one- and two-family residential dwellings with a nostalgic appearance. In Residential Nostalgic zoned areas, rear lot setbacks, whenever possible, should reflect and have equal rear building setbacks comparable to lots immediately behind or adjacent to each Residential Nostalgic building lot. The Plan Commission and Village Board shall have discretion on a property-by-property basis to approve modifications or adjustments to rear lot setback requirements in Residential Nostalgic developments.

(1) Permitted Uses –

- (a) One family dwellings.
- (b) Two-family dwellings.
- (c) Passive, outdoor recreational land uses such as arboretums, natural areas, wildlife areas, bicycle trails, cross-country ski trails, horse trails, picnic areas, gardens, fishing areas, and similar land uses.

(2) Lot Requirements –

- (a) Maximum Building Height: 35 feet for the principal building.
- (b) Minimum Lot Width: 60 feet at the front yard setback line of 25 feet. The minimum street frontage is 45 feet on an irregular-shaped lot.
- (c) Minimum Lot Size: 7,200 square feet.
- (d) Front Yard Setback: 25 feet.
- (e) Rear Yard Setback: 20 feet is the minimum rear yard setback. If the back yard of any RN-zoned property is adjacent to a lot that requires a 25-foot minimum rear yard setback, a 25-foot minimum rear yard setback is necessary. The Village will require a lot-by-lot review with approval by the Plan Commission and Village Board for plat approval establishing required rear yard setbacks for any RN-zoned lot.
- (f) Side Yard Setback: A total of 10 feet combined side yard setbacks are necessary with the minimum of a 5-foot setback on any side lot line.
- (g) Corner lots have two front yard setbacks of 20 feet, 1 rear yard setback of 20 to 25 feet based on rear yard requirements listed above, and 1 side yard setback of 5 feet.

(3) Construction Requirements –

- (a) Minimum Floor Area: A single-family, one-story dwelling must have a minimum 1,200 square feet of above-grade living area. One-family, multiple-story dwellings must have a minimum of 1,100 square feet of which at least 900 square feet must be above-grade main level living area. The upper level of a multiple story dwelling must contain at least 400 square feet of living area.

(b) Minimum Floor Area: A two-family, one-story building must have a minimum per unit size of at least 900 square feet of above-grade main level living area and must have a minimum of 1,800 square feet of above-grade main level living area. A two-story, two-family building must have a minimum of 900 square feet of above-grade main level living area and must have a minimum of 900 square feet of living area per living unit.

(c) Basements are required in all homes in this zoning classification.

(d) Garages: All single-family dwellings in the RN zoning district must have an attached garage containing not less than 400 square feet and not more than 720 square feet. Single-family garage sizes can be expanded with permission of the building inspector on a per building basis, based on living area, as long as the garage size does not exceed sixty percent (60%) of the main level above-grade living area for the applicable single-family dwelling. The total maximum garage size is 900 square feet and the maximum garage width may not exceed 36 feet. All two-family dwellings in the RN zoning classification must have attached garage area per unit containing not less than 300 square feet and not more than 450 per unit. Two-family garage sizes can be expanded with permission of the building inspector on a per building basis based on living area for the applicable two-family dwelling. The total combined maximum garage for two-family dwellings is 1,080 square feet and the maximum combined garage width is 40 feet.

(e) Outbuildings: There shall be only one outbuilding allowed in only the back yard area of a property which may not exceed 120 square feet, with a height limit of 12 feet, and which must be approved and permanently installed through the building permit process. All outbuildings must be located with a minimum setback of 5 feet from any side or rear lot line or to the main building structure. The architectural design of an outbuilding should match that of the subject dwelling.

(f) Parking: There shall be a minimum of 2 off-street parking stalls for single-family dwellings and a minimum of 4 off-street parking stalls for two-family dwellings (2 per unit). This does not include garage spaces.

(4) Restrictions –

(a) Home Occupations: Home occupations are subject to provisions and definitions of Section 500-8. A conditional use permit for any home occupation must be requested from the building inspector, and a public hearing in front of the Plan Commission will be held. Conditions will include the limit of Village of Campbellsport Chapter 500-18 occupation-related traffic to normal daytime business hours; requirement to provide on-site parking for occupational vehicles; conformance to the sign ordinance in 385-27 for on-site signage; restrictions for nuisance issues related to home occupation.

Village Board Approval: Date _____ AYE: _____ NAY: _____

Thomas Dornbrook, Village President

Angel Rettler, Village Clerk-Treasurer