

# Village of Belleville

24 W. Main Street  
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## ORDINANCE NO. 2022 – 04 VILLAGE OF BELLEVILLE

AN ORDINANCE TO AMEND CHAPTER 615, TABLE 1 (PERMITTED AND CONDITIONAL USES) AND TABLE 3 (LOT, BUILDING, AND YARD REQUIREMENTS) OF THE CODE OF THE VILLAGE OF BELLEVILLE

The Village Board of the Village of Belleville, Dane and Green Counties, Wisconsin, does hereby ordain as follows:

**Section 1:** Chapter 615, Table 1 (Permitted and Conditional Uses: Residential Districts) is hereby amended to reflect the addition of a new R-Z Residential District. Appendix 1

**Section 2:** Chapter 615, Table 3 (Lot, Building, and Yard Requirements: Residential) is hereby amended to reflect the addition of a new R-Z Residential District and further clarification on the differences between the existing R-T Residential District and new R-Z Residential District. Appendix 2

**Section 3:** This ordinance shall become effective upon passage and publication pursuant to the law.

Adopted at a regular meeting of the Village Board this 16<sup>th</sup> day of May, 2022

  
By: Dale Yurs, Village President

  
Attest: Rhea McGee, Village Clerk

Vote: Yes 5 No 0



## ZONING

## 615 Attachment 1

## Village of Belleville

Table 1

**Permitted and Conditional Uses: Residential Districts**  
 [Amended by Ord. No. 2004-04-01; Ord. No. 2005-09-01; Ord. No. 2007-03-01; 1-19-2009  
 by Ord. No. 2009-01-03; 6-7-2010 by Ord. No. 2010-06-08; 5-7-2012 by Ord. No. 2012-05-  
 01<sup>1</sup>; 9-17-2012 by Ord. No. 2012-09-01; 12-4-2017 by Ord. No. 2017-12-01]

**KEY:**

P = Permitted

C = Conditional

N = Not allowed

Description	R-SL	R-SM	R-SH	R-T	R-M	R-MH	R-E	RZ	P-G	P-R
<b>Residential Uses</b>										
Single-family detached dwellings	P	P	P	N	N	P	C	P	N	N
Conversion of single to two family	N	C	C	N	N	N	N	N	N	N
Manufactured home as replacement	N	N	C	N	N	P	N	N	N	N
Manufactured home 24 feet wide on slab	N	N	N	N	N	P	N	N	N	N
Mobile home parks	N	N	N	C	C	N	N	N	N	N
Two-family dwelling or single-family attached	N	N	N	P	N	N	C	N	N	N
Zero lot line dwellings	N	N	N	N	N	N	N	P	N	N
Multifamily dwellings	N	N	N	N	P	N	N	N	N	N
Multifamily dwellings, elderly only	N	N	N	N	P	N	P	N	N	N
<b>Business Uses</b>										
Community living arrangements, under 9 persons	P	P	P	P	P	N	P	P	N	N
Foster family care	P	P	P	P	P	N	P	P	N	N
Day care	N	N	N	N	C	N	N	N	N	N
Family day-care home	P	P	P	C	N	N	N	C	N	N
Home occupations under § 615-69	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	N	N
Bed-and-breakfasts, up to 8 guest rooms	C	C	C	C	C	C	C	N	N	N
Tourist rooming houses	C	C	C	C	C	C	C	N	N	N

<sup>1</sup>Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

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Description	R-SL	R-SM	R-SH	R-T	R-M	R-MH	R-E	RZ	P-G	P-R
Community living arrangements, over 9 persons	C	C	C	C	C	P	C	N	N	N
Kennels	N	N	N	N	N	N	N	N	N	N
<b>Public Uses</b>										
Government offices and garages	N	N	N	N	N	N	N	N	P	N
Greenways, open space, parks and pools	N	N	N	N	N	N	N	N	P	P
Parking areas as defined in § 615-8	N	N	N	N	N	N	N	N	C	C
Campgrounds, golf courses, ranges, stables	N	N	N	N	N	N	N	N	N	C
Elementary and secondary schools on 2 acres +	C	C	C	N	N	N	N	N	P	C
Libraries, museums and art galleries	N	N	N	N	N	C	N	N	P	N
Hospitals and clinics	N	N	N	N	N	N	N	N	N	N
Colleges and vocational schools	N	N	N	N	N	N	N	N	P	N
Funeral homes	N	N	N	N	N	N	N	N	N	N
Churches and their affiliated uses	C	C	C	C	C	C	N	N	N	N
<b>Industrial and Higher Uses</b>										
Sewage treatment plants	N	N	N	N	N	N	N	N	P	N
Utility and pumping stations	N	N	N	N	N	N	N	N	P	C
Water storage facilities	N	N	N	N	N	N	N	N	P	C
Telephone buildings	N	N	N	N	N	N	N	N	N	N
Personal wireless service antennas under § 615-68	N	N	N	N	N	N	N	N	C	C
<b>Accessory Uses (§ 615-72)</b>										
Private garage space, up to 864 square feet per unit	P	P	P	P	P	P	P	P	N	N
Private garage space, over 864 square feet per unit	C	C	C	C	C	C	C	C	N	N
Gardening/storage sheds up to 120 square feet	P	P	P	P	C	C	C	P	C	C
Gardening/storage sheds over 120 square feet	C	C	C	C	N	N	N	C	C	C
Off-street parking facilities	P	P	P	P	P	C	P	P	C	C
Agriculture — crops only	N	N	N	N	N	N	N	N	N	N
Conservancy District, § 615-17										

ZONING

Description	R-SL	R-SM	R-SH	R-T	R-M	R-MH	R-E	RZ	P-G	P-R
Keeping of chickens (per § 191-16)	P	P	P	N	N	N	N	N	N	N

## ZONING

## 615 Attachment 3

## Village of Belleville

**Table 3**  
**Lot, Building and Yard Requirements: Residential**  
**[Amended by Ord. No. 2004-04-01; 1-5-2009 by Ord. No. 2009-01-02]**

Lot, Building and Yard Requirements § 615-12	R-SL	R-SM	R-SH	R-T	R-M <sup>2</sup>	R-MH <sup>3</sup>	R-E	R-Z <sup>1</sup>	C	P-G <sup>4</sup> and P-R <sup>4</sup>
Minimum lot area (square feet)	12,150	9,600	7,350	9,600	9,600	7,350	9,600	4,800	None	None
Minimum lot width <sup>5</sup> (feet)	70	70	70	80	80	70	80	40	None	None
Principal building										
Front yard (feet)	20	20	20	20	20	20	20	20	None	None
Side yard (feet)	6	6	6	6	6	6	6	6	None	None
Rear yard (feet)	20	20	20	20	20	20	20	20	None	None
Building height (feet)	35	35	35	35	35	35	35	35	None	None
Accessory building (§ 615-72)										
Front yard (feet)	20	20	20	20	20	20	20	20	None	None
Side yard (feet)	6	6	6	6	3	6	3	6	None	None
Rear yard (feet)	5	5	5	5	3	5	3	5	None	None
Building height (feet)	15	15	15	15	15	15	15	15	15	None
RSR (recreation area required for each square foot of floor area)					0.140		0.140			
FAR (floor area permitted for each square foot of land area)					0.325		0.325			
OSR (open space area required for each square foot of floor area)					2.200		2.200			
LR (nonvehicular area required for each square foot of floor area)					1.400		1.400			
Parking spaces per dwelling unit (§ 615-38F)										
Efficiency, no bedroom	1.0	1.0	1.0	1.0	1.0	1.0	0.75	1.0	0	0
One bedroom	1.5	1.5	1.5	1.5	1.5	1.5	0.75	1.5	0	0
Two bedrooms	2.0	2.0	2.0	2.0	2.0	2.0	0.75	2.0	0	0
Three or more bedrooms	2.5	2.5	2.5	2.5	2.5	2.5	0.75	2.5	0	0
Minimum landscaping points, § 615-83, and landscape general guidelines										
Per 100 feet of building foundation					50		45			
Per 1,000 square feet of gross floor area					20		20			

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Lot, Building and Yard Requirements § 615-12	R-SL	R-SM	R-SH	R-T <sup>1</sup>	R-M <sup>2</sup>	R-MH <sup>3</sup>	R-E	R-Z	C	P-G <sup>4</sup> and P-R <sup>4</sup>
Per 100 feet of street frontage					50		45			
Per 10,000 square feet of paved area					100		90			

**NOTES:**

- <sup>1</sup> R-Z District allows zero lot line dwellings: 4,800 square feet minimum lot area, 40 feet minimum lot width and no side yard on adjoining walls.
- <sup>2</sup> R-M District requires 35 feet maximum front yard setback and maximum of one parking space per 2,000 feet of lot area.
- <sup>3</sup> R-MH District requires double-wide homes of at least 24 by 36 feet; the home must set on a permanent foundation with matching siding and wheels and axles removed and a pitched roof of at least 17%.
- <sup>4</sup> All side yard and rear yard requirements must meet the standards of the abutting districts.
- <sup>5</sup> ~~Corner side yards shall not be less than 20 feet.~~
- <sup>6</sup> Lot widths on culs-de-sac shall be measured at the front yard setback.

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### MEMORANDUM

To: President Yurs, Board of Trustees, and Village Clerk  
From: Jeffrey D. O'Dell, Village Administrator/Treasurer  
Date: May 12, 2022  
Re: Zoning Code Amendments

**Executive Summary:** The Plan Commission has recommended the Village Board approve amendments to Chapter 615, Tables 1 and 3 of the Zoning Code of the purpose of creating a uniform procedure for property owners to obtain authorization from the Village for a zero-lot line dwelling. These amendments became necessary when the Plan Commission recommended, and the Village Board previously approved, a new R-Z Residential District. As a result, the attached amendments to Tables 1 and 3 of the Zoning Code reflect discussions with the Village Attorney, Village Zoning Administrator, and further deliberation by the Plan Commission.

The amended Table 1 has a new column to represent the R-Z Residential District reflecting permitted and conditional uses in the new district. Table 3 has a new column to represent the R-Z Residential District reflecting lot, building, and yard requirements in the new district. The note section in Table 3 has also been amended to reflect the addition of the new R-Z Residential District.

**Direction Requested:** The Village Board consider and approve a recommendation from the Plan Commission to amend Tables 1 and 3 of the Zoning Code to reflect the addition of a new R-Z Residential District.

Attachments