Building Area and Height

Current Building Area Limits

Open Space = area of lot devoid of buildings or covered structures

R-3 Residential District Standards

15,000 sq. ft. for unsewered lots 10,500 sq. ft. for sewered lots

- Substandard lots in other residential districts revert to R-3 district requirements
- Each zoning district has a stated amount of required open space

Limitations

- Substandard lots less than 15,000 sq. ft. are not able to comply with basic requirement

Lot Size (sq. ft.)	Total F.A.R. permitted (at 15%)
5,000	750 sq. ft.
6,000	900 sq. ft.
7,000	1,050 sq. ft.
8,000	1,200 sq. ft.

Floor Area Ratio (FAR) = Total floor area / total area of the lot

Residential District Standards

15% for unsewered lots 19.5% for sewered lots

- Percentage differs among zoning districts
- Most requested type of variance- 49 requests over last two years

Limitations

- Works best for conforming lots
- Severely substandard lots not able to acheive minimum floor area
- FAR less relevant with finished basements and vaulted ceilings

Why are area regulations changing?

To better accommodate today's living standards on substandard lots

Provide a simplified Code for property owners

Reduce the number of variances needed for reasonable home and garage sizes

Accessory FAR may not provide for reasonable size garage

Nickels Point Road, Oconomowoc

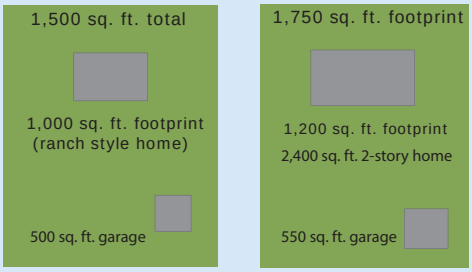
Legend

Variance requested

85% of lots on Nickels Point Rd have at least one variance request

Avg. lot size 10,094 sq. ft.

FAR vs. Footprint
Sample 10,000 sq. ft. parcels



FAR (15%) Footprint (17.5%)

*not including basements

Height

Current Height Limits

- Tiered Scheme for principal structures
  - 27 ft. to highest floor line
  - 36 ft. to any eave
  - 46 ft. to the peak
- Waterfront structures shall not exceed 3 stories when viewed from the lake (not proposed to change)

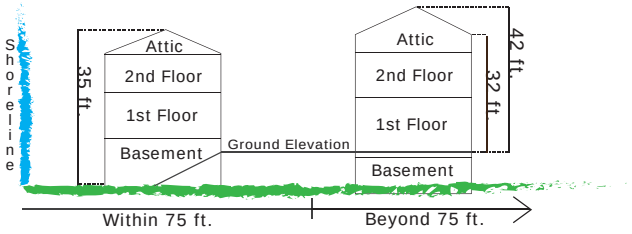
Why are height rules changing?

- State law requires structures 75 ft. or less from the shore to be a max. of 35 ft. in height.

- Adapt to footprint scheme

Proposed Height Limits

- 35 ft. to peak within 75 ft. of shore or lots less than 65 ft. wide
- 35 ft. with flat roof (all lots)
- 42 ft. to peak at least 75 ft. from shore and lots 65 ft. or more in width
  - 1 ft. increase per 10 ft. setback from 75' or DSO setback
  - Requires planting of 3 native tress 2" DBH
- 32 ft. maximum height to highest eave beyond 75 ft. of shore and lots 65 ft. or more in width



Proposed Footprint/Lot Coverage Scheme

Building footprint = ratio of total building coverage to lot area.

Advantages

- Less focus on "useable" space
- Combined with height, produces maximum 3D envelope

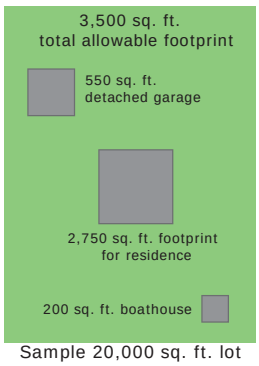
Proposed Overall Footprint Limits

- Maximum 17.5% overall footprint or 1,100 sq. ft., whichever is greater (residential)
- Simplified computation of allowable building size
- Existing FAR limits convert to footprint % for all other districts

Proposed Accessory Building Footprint Limits

Lot Area	Max. Accessory Bldg. Footprint*
<14,000 sq. ft.	600 sq. ft.
≥14,000 sq. ft.	750 sq. ft. or 2% of lot area, whichever is greater

*Must comply with overall maximum footprint



Sample 20,000 sq. ft. lot application of 17.5% footprint

Nonconforming to the footprint standards?

- Structures that exceed allowable footprint are limited to interior and exterior remodeling and replacement of less than 50% of the existing exterior structural members
- Horizontal expansions not permitted
- Vertical expansions limited to the area that encompasses allowable footprint