

**ORDINANCE NO. 18-09**

**AN ORDINANCE REPEALING AND RECREATING SECTIONS  
25.03(A)(4), 25.03(B)(4), AND 25.03(C)(4)**

The Joint Extraterritorial Committee of the City and Town of Platteville do ordain as follows:

Section 1. Section 25.03(A)(4) is hereby repealed and recreated as follows:

**25.03(A) R-1 RESIDENCE DISTRICT.**

(4) Dimensional Requirements

Lot Width: 200 feet

Lot Area: 1 acre (minimum)

Yards: Street: 35 feet from the property line (not on State Highway)  
60 feet from the property line (on a State Highway)

Side: 20 feet (for principal structures)  
10 feet (for accessory structures)

Rear: 40 feet (principal structures)  
10 feet (accessory structures)

Building Height: 30 feet (principal structures)  
15 feet (accessory structures) plus one (1) foot of additional height per foot of building setback distance beyond ten (10) feet, up to twenty five (25) feet. Agricultural structures have no height limit.

Building Area: Accessory structures may not occupy more than ten percent (10%) of the lot area. The total cumulative ground floor area of accessory structures shall not exceed 2,500 sq. ft. for properties less than 2 acres, or 5,000 sq. ft. for properties 2 acres or larger. The building area limits shall not apply to agricultural structures.

Building Location: Accessory structures may be located only in rear yards and side yards, or 100 feet from the front lot line, whichever is less; however, this requirement shall not apply to agricultural structures.

Definition of Agricultural Structures: A structure on agricultural land designed, constructed, and used to

house farm implements, livestock, or agricultural produce or products grown or raised on the premises.

Section 2. Section 25.03(B)(4) is hereby repealed and recreated as follows:

**25.03(B) R-2 RESIDENCE DISTRICT.**

(4) Dimensional Requirements

Lot Width: 100 feet

Lot Area: 1 & 2 Family 16,000 sq. ft.  
Multi-Family 4,000 sq. ft. per unit with a min of 16,000 sq. ft.

Yards: Street: 35 feet from the property line (not on State Highway)  
60 feet from the property line (on a State Highway)  
Side: 20 feet (for principal structures)  
10 feet (for accessory structures)  
Rear: 40 feet (principal structures)  
10 feet (accessory structures)

Building Height: 40 feet (principal structures)  
15 feet (accessory structures) plus one (1) foot of additional height per foot of building setback distance beyond ten (10) feet, up to twenty five (25) feet. Agricultural structures have no height limit.

Building Area: Accessory structures may not occupy more than ten percent (10%) of the lot area. The total cumulative ground floor area of accessory structures shall not exceed 2,500 sq. ft. for properties less than 2 acres, or 5,000 sq. ft. for properties 2 acres or larger. The building area limits shall not apply to agricultural structures.

Building Location: Accessory structures may be located only in rear yards and side yards, or 100 feet from the front lot line, whichever is less; however, this requirement shall not apply to agricultural structures.

Definition of Agricultural Structures: A structure on agricultural land designed, constructed, and used to house farm implements, livestock, or agricultural produce or products grown or raised on the premises.

Section 3. Section 25.03(C)(4) is hereby repealed and recreated as follows:

**25.03(C) C-1 GENERAL COMMERCIAL AND INDUSTRIAL DISTRICT**

**(4) Dimensional Requirements**

Lot Width: (Residential) 100 feet  
(Non-Residential) 200 feet

Lot Area: 16,000 sq. ft.

Yards: Street: 35 feet from the property line (not on State Highway)  
60 feet from the property line (on a State Highway)

Side: 20 feet (for principal structures)  
10 feet (for accessory structures)

Rear: 40 feet (principal structures)  
10 feet (accessory structures)

Building Height: 45 feet (principal structures)  
15 feet (accessory structures) plus one (1) foot of additional height per foot of building setback distance beyond ten (10) feet, up to thirty five (35) feet. Agricultural structures have no height limit.

Building Area: Accessory structures may not occupy more than ten percent (10%) of the lot area. The total cumulative ground floor area of accessory structures shall not exceed 2,500 sq. ft. for properties less than 2 acres, or 5,000 sq. ft. for properties 2 acres or larger. The building area limits shall not apply to agricultural structures.

Building Location: Accessory structures may be located only in rear yards and side yards, or 100 feet from the front lot line, whichever is less; however, this requirement shall not apply to agricultural structures.


Definition of Agricultural Structures: A structure on agricultural land designed, constructed, and used to house farm implements, livestock, or agricultural produce or products grown or raised on the premises.

Section 4. All other provisions of Chapter 25 shall remain in full force and effect unless specifically modified herein.

Section 5. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Approved and adopted by the Joint Extraterritorial Committee of the City and Town of Platteville, on a vote of 6 to 0 this 23<sup>rd</sup> day of July 2018.

CITY OF PLATTEVILLE,

  
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By: Eileen Nickels, Council President

Attest:

  
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By: Candace Koch, City Clerk