

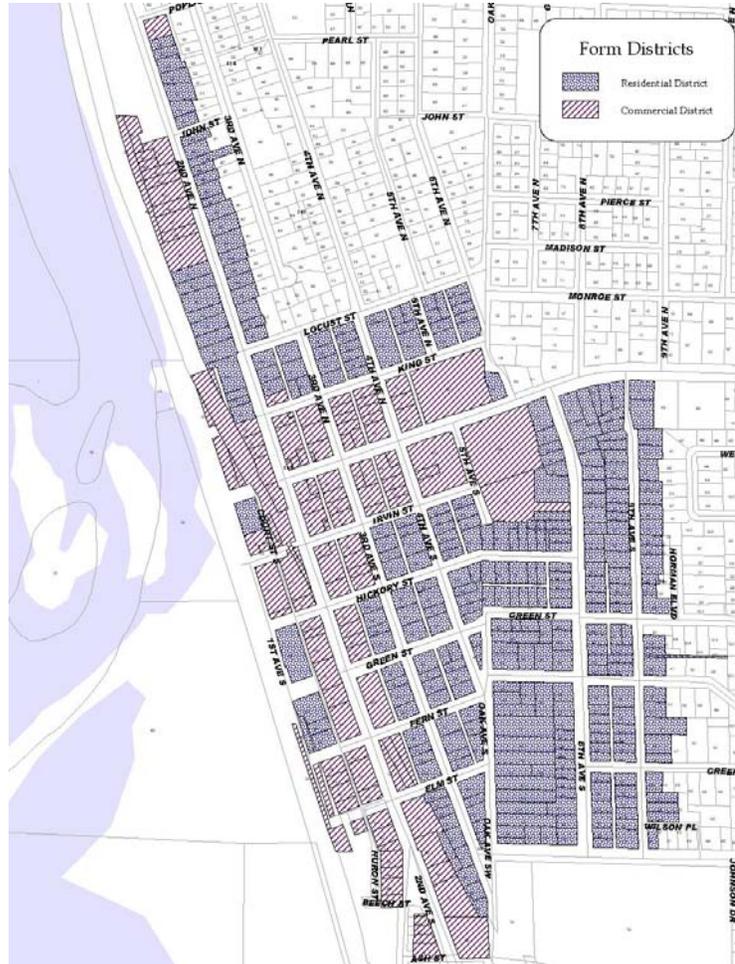
CHAPTER 3 SPECIAL DISTRICTS

Part 5: Form-Based Overlay Districts

Sec. 13-3-15 Form Districts.

(a) Applicability.

- (1) The Onalaska Form Districts are intended as Zoning Overlay Districts covering Onalaska's downtown commercial and downtown residential areas as shown the following map:



- (2) The area standards and requirements listed shall supercede those listed in the Base Zoning Districts. All other zoning requirements not listed in the Form District but included in the Onalaska Zoning Code shall apply.

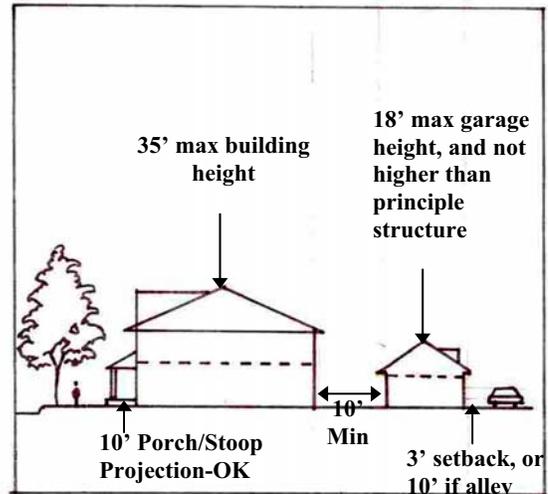
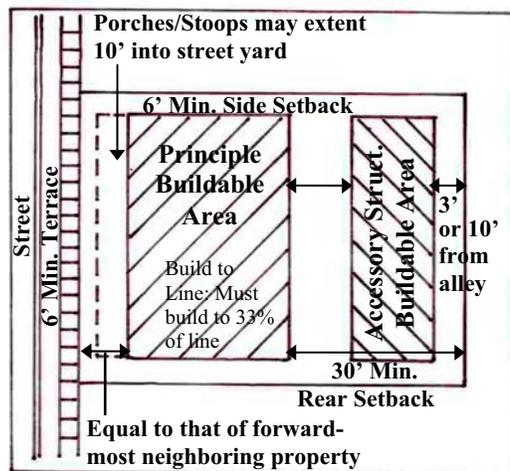
- (b) **Classification.** Form Districts shall be signified in the Zoning Map and Ordinances as a Form District. When used as an Overlay District, Form Districts shall be signified in the Zoning Map and Ordinances with a "FD" after each zoning classification such as R-FD.

- (c) **Building Envelope Standards.** Building envelope standards are the component of the form-based code that regulates future structures in three (3) dimensions, with criteria for height, siting, building elements (windows, doors, balconies, decks, etc.), and use. The following pages illustrate the building envelope standards for each form district.

Sec. 13-3-16 Downtown Residential Neighborhoods Building Envelope Standards.

- (a) Siting Specifications.
- (1) **Setbacks.**
- a. **Rear Yard.** Thirty (30) feet
 - b. **Side Yard.** Sixty (60) feet
 - c. **Front Yard.** Build-to-line is equal to that of the forward-most principle structure on an immediately adjacent neighboring property. It shall never be more than twenty-five (25) feet or less than fifteen (15) feet. All principle structures shall have frontage on a minimum of thirty-three percent (33%) of the build-to-line. Corner lots shall be subject to thirty-three percent (33%) minimum frontage on both street frontages.
- (2) **Porches/Accessory Structures.**
- a. **Porches/Stoops.** Porches and stoops may extend into the street yard up to ten (10) feet, but shall not in any case be closer than five (5) feet to the front property line.
 - b. Accessory structures may not consume more than twenty percent (20%) of the rear yard.
 - c. Garages must be sited for access on an alley if an alley is present. If an alley is not present, a garage may be accessed off the street, however if a garage door faces the build-to-line, it must not dominate the street frontage – therefore, it shall not exceed thirty-three percent (33%) of the frontage.
- (3) **Building**
- a. **Height.** All structures shall not exceed thirty-five (35) feet. Accessory structures shall not exceed eighteen (18) feet and shall not exceed the height of the principal structure.
- (b) **Architectural Elements.** Garages over one (1) story must match the materials of the principal structure's architecture.
- (c) **Parking.** Driveways shall not exceed a width of twenty-four (24) feet in the front yard. Parking in the front yard is limited to the driveway.
- (d) **Signage. Signage is limited to four (4) square feet for home occupations and thirty-two (32) square feet for commercial conditional uses other than home occupations (as part of the Conditional Use Permit).**

**Form Based Overlay Districts
13-3-16**



Sec. 13-3-17 Downtown Commercial Building Envelope Standards.

(a) Siting Specifications.

(1) Setbacks.

- a. **Rear Yard.** Ten (10) feet
- b. **Side Yard.** Zero (0) feet for common walls
- c. **Side Yard.** Six (6) feet
- d. **Front Yard.** Build-to-line (street property line). All principle structures shall have frontage on a minimum of seventy-five percent (75%) of the build-to-line. Vision triangle requirements shall not apply to structures in the downtown commercial area. Corner lots shall have a ten (10) foot exemption from the seventy-five percent (75%) frontage requirement to allow for special corner treatments such as entrances.

(2) Building

- a. **Height.** All structures shall not exceed forty-five (45) feet. Accessory structures shall not exceed eighteen (18) feet.

- (b) Architectural Elements.** Doors and windows must consume a minimum of sixty percent (60%) of the first floor façade between two (2) feet and ten (10) feet measured from the grade in front of the structure. Upper floors shall have door and window coverage of not less than thirty percent (30%) between three (3) feet and nine (9) feet measured between floors. Awnings and overhangs are permitted to extend into the right of way a maximum of five (5) feet and must be a minimum of eight (8) feet above the grade. Stoops, steps and ramps shall not extend into the public right of way. Required trees must be planted in the terrace between the sidewalk and curb, unless existing terrace width or configuration does not allow this, in which case they must be planted elsewhere on the site (preferably as close to the build-to-line as possible). Garage doors shall not face the build-to-line. Colors used shall be within a natural color range of the material used. Accent colors are permitted on smaller details such as cornices, doors, window trim, columns and bullheads. Architectural materials shall be primarily masonry with additional materials not consuming more than twenty-five percent (25%) of any façade. Color, architectural treatment and details shall be similar on all facades visible by the public.

Form Based Overlay Districts
13-3-17

- (c) **Parking.** Parking is permitted in the rear or side yard only. Minimum stall size is one hundred fifty (150) sf. A maximum of one (1) stall per three hundred (300) sf of floor area is permitted.
- (d) **Signage.** No more than two (2) types of signs are permitted per premises. Wall signs shall not exceed two hundred (200) sf. Freestanding signs shall not exceed fifteen (15) feet in height and sixty (60) sf per side.
- (e) **Lighting.** Mounting height = maximum twenty-five (25) feet. All lighting shall be shielded down.
- (f) **Outdoor Dining.** Outdoor dining areas are permitted by conditional use.

