

HAM-R (Hamlet Residential) Zoning District

Zoning district for traditional business and residential uses in unincorporated hamlets – CH. 10 - Zoning [Section 10.261](#)

Permitted Uses 10.261(2)

- Single-family or two-family residences
- Home occupations
- Residential accessory structures
- Incidental room rental
- Attached accessory dwelling units
- Governmental, institutional, religious or nonprofit community uses
- Outdoor active or passive recreational uses
- Undeveloped natural resource and open space areas
- Foster homes for less than five children
- Community living arrangements for less than 9 persons
- Keeping of bees and domestic fowl
- Utility services associated with a permitted use
- Transportation, utility, communication or other uses required by law

Conditional Uses: 10.261(3)

- Detached accessory dwelling units
- Multiple family dwellings and condominiums
- Institutional residential
- Principal buildings more than 2 ½ stories tall
- Limited family business
- Reduction of side yard setback to less than 10 feet total
- Residential accessory buildings between 12 and 16 feet in height
- Day care centers
- Community living arrangements for 9 or more people
- Cemeteries
- Transportation, utility, communication or other uses not required by law

Setbacks and Height requirements 10.261(5) & (6)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)
In existing platted lots, where existing development is on 30% of block:

- Existing building line or 5 feet minimum

For new lots, or if no existing development pattern:

- 20 feet minimum

Maximum Height:

Principal residences: 35 feet or 2 ½ stories maximum, whichever is less.

Accessory buildings (without a CUP): 12 feet maximum

Accessory buildings (with a CUP): 16 feet maximum.

Side yard:

Without a CUP: Minimum of 10 feet total of both side lot lines. A zero side setback is permitted on one side of a building, provided setback from the opposite side is at least 10 feet.

With a CUP: Total side yard setbacks may be reduced to less than 10 feet.

Rear yard:

Principal residences: 16 feet minimum

Uncovered decks attached to residence: 8 feet minimum

Accessory structures: 6 feet minimum

Lot Width & Area: 10.261(4)

Lots on public sewer: 5,000 – 10,000 square feet, 50 feet wide minimum,

Lots not on public sewer: 20,000 – 40,000 square feet, 100 feet wide minimum,

Lot Coverage 10.261(7)

60% maximum

Livestock 10.261(2)

Not Permitted

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Incidental Room Rental 10.004(73)

Rental or leasing of rooms within a single-family residence is permitted provided all of the following are met:

- ✓ All rooms offered for rent are within the landowner's principal residence
- ✓ No room has its own kitchen facility
- ✓ No more than two rooms are offered for rent
- ✓ One off-street parking space is provided for each rental room.

Limited Family Business 10.004(84)

A small family-run commercial operation, accessory to a permitted principle use, that takes place entirely within an accessory building. All employees, except up to four or four full-time equivalents, must be a member of the family residing on the premises.