

Town of Trenton, WI
Monday, July 24, 2023

Chapter 380. Zoning

Article IV. Conditional Uses

§ 380-48. Residential and quasi-residential uses.

The following residential and quasi-residential uses shall be conditional uses and may be permitted as specified:

- A. Clubs, fraternities, lodges and meeting places of a noncommercial nature in any residential district and the I-1 and I-2 Institutional Districts.
- B. Rest homes, housing for the elderly at a density of not more than 16 units per acre, clinics and children's nurseries in the R-7 Two-Family Residential District and the I-2 Institutional District, provided that all principal structures and uses are not less than 50 feet from any lot line.
- C. Additional residential dwellings, in excess of the two permitted by right, for a child or parent of a farm operator in the EA, AT and A-1 Agricultural Districts, provided that the farm operator shall show a need for the additional dwelling units to the satisfaction of the Town Board and such dwellings are located on a lot not less than 40,000 square feet in area having a lot width of not less than 125 feet.
[Amended 11-19-2019 by Ord. No. Z2019-11-02]
- D. Conversion of a single-family farm dwelling to a two-family dwelling in the A-1, AT and EA Agricultural Districts, provided that:
 - (1) The structure being converted was built prior to 1970;
 - (2) The structure shall provide a minimum living area of 900 square feet per dwelling unit; and
 - (3) The farm parcel has soil conditions which will accommodate a two-family sewage disposal system.
- E. Accessory apartments in the EA, AT and A-1 Agricultural Districts, the R-1, R-2, R-3 and R-4 Residential Districts and the I-1 and I-2 Institutional Districts, provided that:
 - (1) The principal dwelling has a minimum living area of 1,200 square feet, excluding the accessory dwelling unit;
 - (2) The dwelling unit is owner-occupied;
 - (3) There may be only one accessory apartment per dwelling unit;
 - (4) The accessory apartment shall have a minimum living area of 600 square feet and no more than one bedroom; and
 - (5) The accessory apartment shall be occupied by a person related to the owner of the principal dwelling unit by blood, marriage or adoption.
- F. Bed-and-breakfast establishments in the EA, AT and A-1 Agricultural Districts, the R-1, R-2, R-3 and R-4 Residential Districts, and the I-1 and I-2 Institutional Districts, provided that no more than

four bedrooms are rented, that adequate off-street parking is provided, and that any permit required by § 254.64(1)(b), Wis. Stats., has been secured. One exterior advertising sign, not exceeding two square feet in area, may be erected on the premises.

- G. Community living arrangements for nine or more residential units in the R-1, R-2, R-3 and R-4 Residential Districts.
- H. Beauty and barber shops and dog grooming in all residential districts.
[Amended 11-19-2019 by Ord. No. Z2019-11-02]
- I. Home occupations and professional home offices in all residential and country estate districts meeting the standards of § **380-56**.
- J. Landscaping, lawn care, masonry, carpenter/contractor, and other businesses which may utilize off-site workers/employees in any residential, agricultural or country estate district may do so, provided that they are not employed on the premises and they do not visit the residence during the course of business. Employees shall not report to the residence for work orders or other business reasons. No materials, supplies or equipment to be used in other locations can be stored at the residence in which the home occupation is operated.
[Amended 2-6-2007 by Ord. No. 2-1-2007]