

Village of Cameron Ordinance 2025-05

AN ORDINANCE CREATING SECTIONS 34-239 AND 34-274 OF THE VILLAGE OF CAMERON CODE OF ORDINANCES RELATING TO ZERO-LOT-LINE DUPLEXES

The Board of Trustees of the Village of Cameron, Wisconsin, do ordain as follows:

Section One: Section 34-239 of the Village of Cameron code of ordinances is hereby created to read as follows:

Sec. 34-239 **Zero-lot-line duplexes.** Zero-lot-line duplexes are permitted uses in the Two-Family Residential District (R-2), subject to the conditions set forth herein, but only for single-family residential uses in each unit of the zero-lot-line duplex.

(a) **Minimum requirements.** Zero-lot-line duplexes shall be subject to the following minimum requirements:

- (1) Minimum lot size: 10,000 square feet for duplex (i.e., two dwelling units); 5,000 square feet per single-family dwelling unit.
- (2) Minimum lot width: 90 feet (45 feet per lot on which one dwelling unit is located).
- (3) Minimum lot depth: 100 feet.
- (4) Minimum front yard setback: 30 feet.
- (5) Minimum rear yard setback: 25 feet.
- (6) Minimum side yard setback: 10 feet to the outside walls of the single structure, except no setback requirement where the building is connected to the building on the adjoining lot. The minimum side yard setback shall be measured along a line parallel to the street from the closest point of the single structure to the side property line.
- (7) Minimum living area: 900 square feet.
- (8) Attached garage. Each unit shall have an attached garage for at least one vehicle.

(b) **Additional lot size requirement.** Notwithstanding any other provision of this section to the contrary, neither unit of a zero-lot-line duplex, after division of the lot, may be conveyed unless each unit is located on a portion of the lot which is at least 5,000 square feet in surface area.

(c) **Additional limitations.** Zero-lot-line duplexes shall be subject to the following maximum limitations:

- (1) Maximum number of dwelling units per lot: one.
- (2) Maximum number of accessory buildings per lot: one, which shall be located in the rear yard and a minimum of 10 feet from the rear and side lot line.
- (3) Maximum building height: 35 feet.

(d) **Division of lots.** Each lot on which is located a zero-lot-line duplex, prior to conveyance into separate ownership, must be described by a plat or certified survey map showing lots that comply with the above requirements and that is recorded in the office of the Register of Deeds for the county in which the property is located.

(e) **Utilities.** Each lot shall have separate water laterals and shutoff valves, separate water meters, and separate electrical meters. Electric baseboard heating units shall not be used as a source of heat for the dwelling units. Each unit shall be equipped with its own forced-air furnace heating system.

(f) **Public improvements.** The owners of all lots on which zero-lot-line duplexes are constructed shall ensure and be solely responsible for the cost of constructing on their lot all of the same public improvements that are on the nearest lot on the same side of the street that is owned by a different owner, and no later than 90 days after either unit is occupied, except:

(1) To the extent the requirement for such public improvements is waived by the Village of Cameron Zoning Board of Appeals;

(2) If the Village of Cameron finances the cost of the improvements through the special assessment process; or

(3) If the Village of Cameron provides funds for the improvements through state or federal grant programs or tax increment financing.

(g) **Fire wall.** The common wall between the two units of each zero-lot-line duplex shall be constructed as a fire wall to the specifications of the State Building Code in effect at the time of commencement of construction of the structure.

(h) **Joint maintenance agreement.** Adjoining property owners shall enter into a written joint maintenance agreement executed by each of the property owners which must require, at a minimum:

(1) Common siding, roof, and driveway materials;

(2) Maintenance obligations related to these shared items (including the allocation of costs and method for determining if repairs or replacement is needed);

(3) A reciprocal maintenance easement along the common property line; and

(4) A dispute resolution system.

Prior to the issuance of the building permit for the construction of a zero-lot-line duplex, and prior to the issuance of a certificate of occupancy or completion if the building permit was issued prior to the effective date of this Section, the property owner or owners shall cause the fully executed agreement to be recorded in the office of the Register of Deeds for the county in which the property is located, so that the terms and conditions of the agreement will be a covenant running with each of the lots and binding upon all owners of each of the lots on which the zero-lot-line duplex is located. A copy of the recorded agreement, showing the recording information, shall be filed with the Village Clerk for the Village's records no later than 10 business days after the issuance of the building permit for the zero-lot-line duplex. A copy of the building permit shall also be submitted to the Village Clerk for the Village's records within 10 days of the property owner's receipt of the same.

(i) **Interpretation.** In the event of a conflict between this Section 34-239 and any other provision of Section 34-238, this Section 34-239 shall control.

Section Two: Section 34-274 of the Village of Cameron code of ordinances is hereby created to read as follows:

Sec. 34-274 **Zero-lot-line duplexes.** Zero-lot-line duplexes are permitted uses in the Multifamily Residential District (R-3), subject to the conditions set forth herein, but only for single-family residential uses in each unit of the zero-lot-line duplex.

(a) **Minimum requirements.** Zero-lot-line duplexes shall be subject to the following minimum requirements:

- (1) Minimum lot size: 10,000 square feet for duplex (i.e., two dwelling units); 5,000 square feet per single-family dwelling unit.
- (2) Minimum lot width: 90 feet (45 feet per lot on which one dwelling unit is located).
- (3) Minimum lot depth: 100 feet.
- (4) Minimum front yard setback: 30 feet.
- (5) Minimum rear yard setback: 25 feet.
- (6) Minimum side yard setback: 10 feet to the outside walls of the single structure, except no setback requirement where the building is connected to the building on the adjoining lot. The minimum side yard setback shall be measured along a line parallel to the street from the closest point of the single structure to the side property line.
- (7) Minimum living area: 900 square feet.
- (8) Attached garage. Each unit shall have an attached garage for at least one vehicle.

(b) **Additional lot size requirement.** Notwithstanding any other provision of this section to the contrary, neither unit of a zero-lot-line duplex, after division of the lot, may be conveyed unless each unit is located on a portion of the lot which is at least 5,000 square feet in surface area.

(c) **Additional limitations.** Zero-lot-line duplexes shall be subject to the following maximum limitations:

- (1) Maximum number of dwelling units per lot: one.
- (2) Maximum number of accessory buildings per lot: one, which shall be located in the rear yard and a minimum of 10 feet from the rear and side lot line.
- (3) Maximum building height: 35 feet.

(d) **Division of lots.** Each lot on which is located a zero-lot-line duplex, prior to conveyance into separate ownership, must be described by a plat or certified survey map showing lots that comply with the above requirements and that is recorded in the office of the Register of Deeds for the county in which the property is located.

(e) **Utilities.** Each lot shall have separate water laterals and shutoff valves, separate water meters, and separate electrical meters. Electric baseboard heating units shall not be used as a source of heat for the dwelling units. Each unit shall be equipped with its own forced-air furnace heating system.

(f) **Public improvements.** The owners of all lots on which zero-lot-line duplexes are constructed shall ensure and be solely responsible for the cost of constructing on their lot all of the same public improvements that are on the nearest lot on the same side of the street that is owned by a different owner, and no later than 90 days after either unit is occupied, except:

- (1) To the extent the requirement for such public improvements is waived by the Village of Cameron Zoning Board of Appeals;

(2) If the Village of Cameron finances the cost of the improvements through the special assessment process; or

(3) If the Village of Cameron provides funds for the improvements through state or federal grant programs or tax increment financing.

(g) **Fire wall.** The common wall between the two units of each zero-lot-line duplex shall be constructed as a fire wall to the specifications of the State Building Code in effect at the time of commencement of construction of the structure.

(h) **Joint maintenance agreement.** Adjoining property owners shall enter into a written joint maintenance agreement executed by each of the property owners which must require, at a minimum:

- (1) Common siding, roof, and driveway materials;
- (2) Maintenance obligations related to these shared items (including the allocation of costs and method for determining if repairs or replacement is needed);
- (3) A reciprocal maintenance easement along the common property line; and
- (4) A dispute resolution system.

Prior to the issuance of the building permit for the construction of a zero-lot-line duplex, and prior to the issuance of a certificate of occupancy or completion if the building permit was issued prior to the effective date of this Section, the property owner or owners shall cause the fully executed agreement to be recorded in the office of the Register of Deeds for the county in which the property is located, so that the terms and conditions of the agreement will be a covenant running with each of the lots and binding upon all owners of each of the lots on which the zero-lot-line duplex is located. A copy of the recorded agreement, showing the recording information, shall be filed with the Village Clerk for the Village's records no later than 10 business days after the issuance of the building permit for the zero-lot-line duplex. A copy of the building permit shall also be submitted to the Village Clerk for the Village's records within 10 days of the property owner's receipt of the same.

(i) **Interpretation.** In the event of a conflict between this Section 34-239 and any other provision of Section 34-273, this Section 34-274 shall control.

Section Three: The provisions of this ordinance shall be deemed severable and it is expressly declared that the Village of Cameron would have passed the other provisions of this ordinance irrespective of whether or not one or more provisions may be declared invalid. If any provision of this ordinance or the application to any person or circumstances is held invalid, the remainder of the ordinance and the application of such provisions to other person's circumstances shall not be deemed affected.

Section Four: This Ordinance shall take effect upon its adoption and publication as required by law.

Dated this ____ day of _____, 2025.

ATTEST:

Russ Hulback, Village President

Ardith Story, Clerk-Treasurer