

CITY OF PLYMOUTH  
Ordinance No. 5 of 2024

**AN ORDINANCE AMENDING SECTION 13-1-28 OF  
THE CITY OF PLYMOUTH, WISCONSIN ZONING CODE REGARDING  
HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT**

**WHEREAS**, on March 26, 2024, the Common Council adopted Ordinance No. 4 of 2024 creating Section 13-1-28 of the Zoning Code, High Density Multi-Family Residential District (R-6); and

**WHEREAS**, on May 6, 2024 the Plan Commission reviewed the herein ordinance amending the conditional uses and lot size requirements of the R-6 District and has made its recommendation to the Council; and

**WHEREAS**, on May 28, 2024 the Common Council held a public hearing on the proposed ordinance after a Class 2 notice of public hearing pursuant to Wis. Stat. § 62.23 was published in the Plymouth Review; and

**WHEREAS**, the proposed amendment is consistent with the City of Plymouth 2022-2042 Comprehensive Plan adopted October 25, 2022; and

**WHEREAS**, pursuant to Wis. Stat. § 62.23(7) the Common Council has determined that amending the high density multi-family residential district regulations will promote the health, safety, and general welfare of the community.

**NOW, THEREFORE**, the Common Council of the City of Plymouth, Wisconsin, does hereby ordain as follows:

**Section 1.    Amending Code.** Section 13-1-28 of the City of Plymouth Zoning Code, is hereby amended as follows (deletions indicated by ~~strikethrough~~; insertions by underline):

"SEC.13-1-28                    **R-6 HIGH DENSITY MULTI-FAMILY RESIDENTIAL  
DISTRICT.**

(Master Plan Reference: Mixed Residential)

**(c) Conditional Uses.**

The following uses are conditional uses pursuant to Article E:

- (1) Assisted living facilities.
- (2) Nursing homes.
- (3) Multiple-family dwellings exceeding ~~unit or~~ the lot density or height maximums outlined below.
- (4) Multiple-family dwellings with 29 to 56 dwelling units per building.

(d) **Yard Requirements for Permitted Principal and Conditional Uses within the R-6 District.**

High Density Multi-Family Residential (R-6)	
Lot Size:	
<ul style="list-style-type: none"> <li>Minimum lot area (square feet) <del>for multi-family dwellings:</del> 31,200 square feet <del>for Multi-family dwellings.</del></li> <li>Minimum lot area for assisted living and nursing home facilities: 26,000 square feet <del>for Assisted living and nursing home facilities</del></li> </ul>	
<ul style="list-style-type: none"> <li>Minimum lot area per dwelling unit <del>(square feet for multi-family dwellings):</del> 2,400 square feet.</li> <li>Minimum lot area per dwelling unit for Assisted living and nursing home facilities (square feet): 2,000 square feet.</li> </ul>	
<ul style="list-style-type: none"> <li><del>Multi-family residential dwellings permitted maximum is 28 dwelling units for each building structure located upon a lot or parcel. Multi family residential dwellings permitted minimum is 13 dwelling units for each building structure located upon a lot or parcel. Multi family residential dwellings with a conditional use permit maximum is 29 to 56 dwelling units located upon a lot or parcel.</del></li> <li>Multi-family residential maximum 56 dwelling units for each building structure.</li> </ul>	
Lot frontage (1)	60 feet
Minimum lot width at building line	100 feet
Maximum lot coverage of all buildings	50%
Yard Setbacks:	
Minimum front yard (3):	30 feet
Minimum rear (5):	25 feet
Rear yards adjoining or adjacent to R-1, R-2 or R-3 Districts	40 feet minimum
Minimum side	
Principal use (4):	10 feet
Side yards adjoining or adjacent to R-1, R-2 or R-3 Districts	15 feet minimum
Accessory use	5 feet
Accessory adjoining or adjacent to R-1, R-2 or R-3 Districts	10 feet minimum
Structure Height:	
Maximum Principal:	56 feet (buildings over 3 stories require conditional use, 4 story maximum)
Maximum Accessory	20 feet

**Section 2. Severability.** Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

**Section 3. Effective Date.** This Ordinance shall take effect the day after publication.

Enacted on <sup>May</sup>~~April~~ 28, 2024.

**CITY OF PLYMOUTH**



**DONALD O. POHLMAN, Mayor**

Date: May 28, 2024

**CLERK'S CERTIFICATE OF ENACTMENT**

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: May 28, 2024

  
**ANNA VOIGT, City Clerk**

