

HAM-M (Hamlet Mixed-Use) Zoning District

Zoning district for traditional business and residential uses in unincorporated hamlets – CH. 10 - Zoning Section [10.262](#)

Permitted Uses 10.262(2)

- Single-family or duplex residences
- Attached accessory dwelling units
- Incidental room rental
- Home occupations
- Transient or tourist lodging
- Foster homes for less than 5 children
- Community living arrangements for less than 9 persons
- Residential accessory buildings
- Office uses
- Personal or professional services
- Indoor sales.
- Governmental, institutional, religious or nonprofit community uses
- Active or passive recreational uses
- Cemeteries
- Undeveloped natural resource and open space areas
- Utility services associated with a permitted use
- Transportation, utility, communication or other uses required by law

Conditional Uses: 10.262(3)

- Detached accessory dwelling units
- Multiple family dwellings and condominiums
- Institutional residential
- Automotive services
- Indoor entertainment or assembly
- Outdoor entertainment
- Limited family business
- Buildings with more than 4 stories or more than 10,000 sq. ft. devoted to commercial use
- Reduction of side yard setback to less than 10 feet total
- Residential accessory buildings between 12 and 16 feet in height
- Commercial indoor lodging
- Outdoor sales events
- Day care centers
- Community living arrangements for 9 or more people
- Transportation, utility, communication or other uses not required by law

Setbacks and Height requirements 10.262(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:

Commercial / mixed-use buildings (without CUP): 70 feet or 4 ½ stories maximum, whichever is less. Taller buildings permitted with a CUP.

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 from 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: 10.262(4)

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

Lots not on public sewer: 20,000 -43,560 square feet, 100 feet wide minimum

Lot Coverage 10.262(7)

60% maximum

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Livestock 10.262(2)

Not Permitted

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.