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# Municipal Code Enforcement, LLC

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## Memorandum

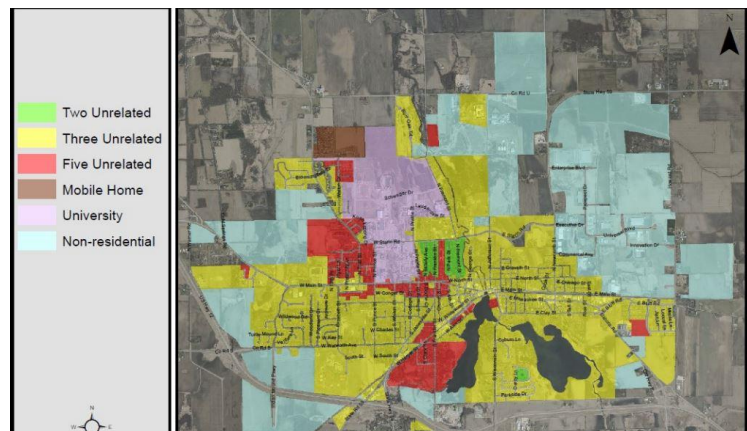
To: City of Whitewater Common Council

From: Allison Schwark, Municipal Code Enforcement, Zoning Administrator

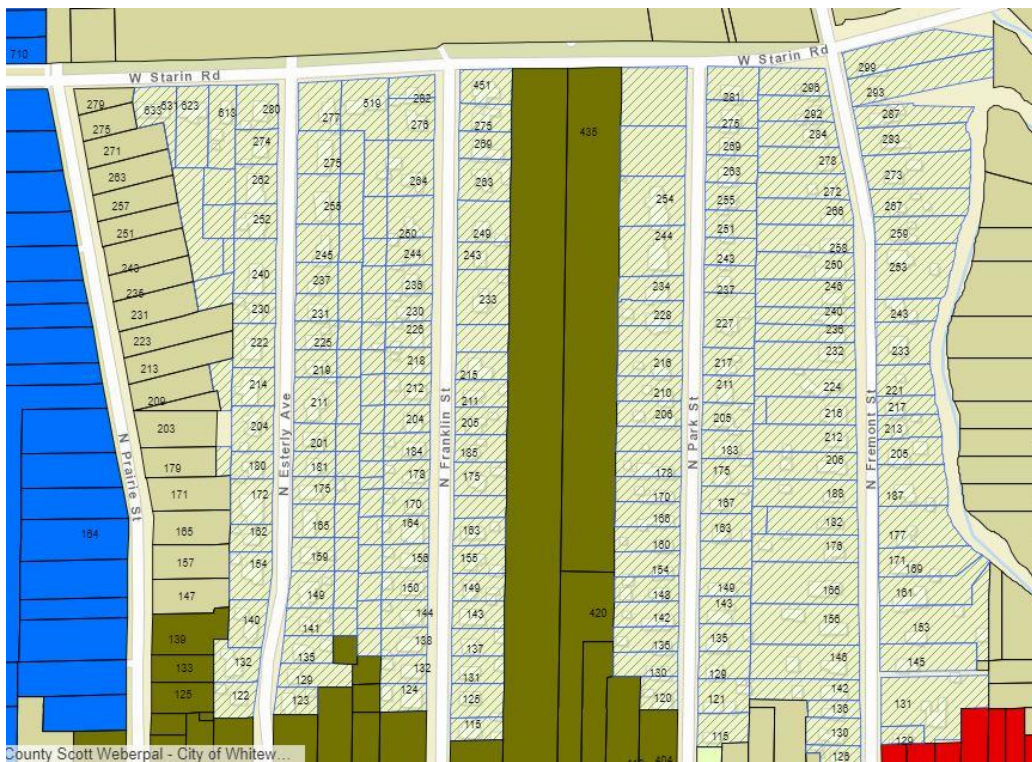
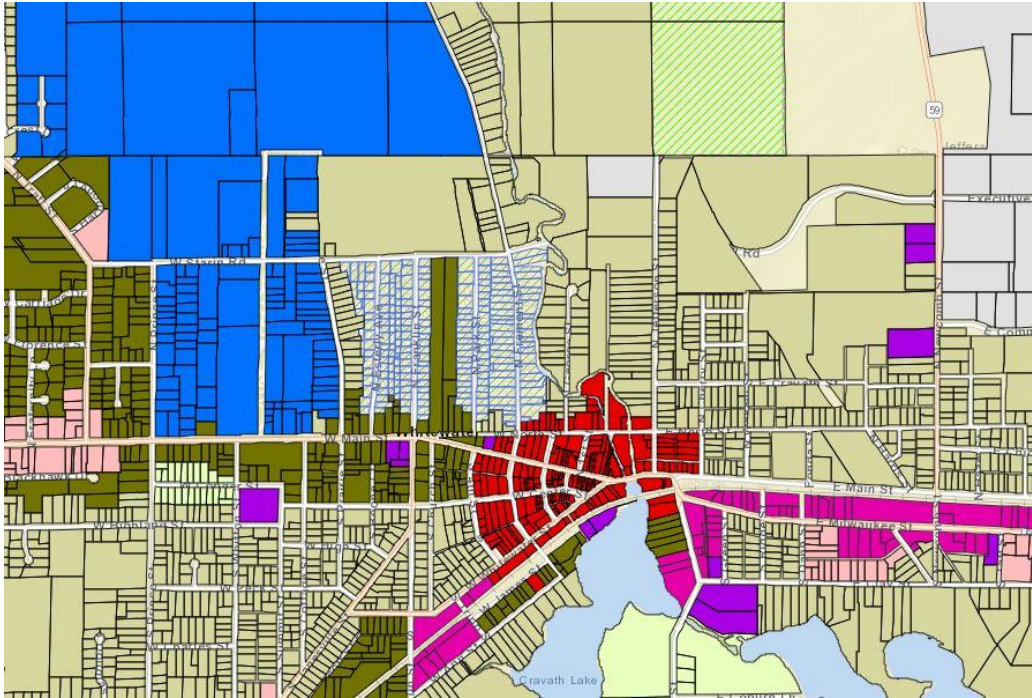
### R-O NONFAMILY RESIDENTIAL RESTRICTION OVERLAY DISTRICT

#### What is the R-O Zoning Overlay District?

The R-O Zoning Overlay District is a small zoning designation within the City of Whitewater, that consists primarily of low-density single family residential housing. This overlay district can be applied to any residential property within the City of Whitewater, and can be initiated either by the property owner, or the City of Whitewater. This overlay district must comply with all applicable regulations and requirements of the standard zoning ordinance, however in the R-O district the number of unrelated individuals that reside in the home shall be reduced from 3, to 2.



## Where is the R-O Zoning Overlay District Located?



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## **What is the purpose of the R-O Zoning Overlay District?**

The purpose and intent of the nonfamily residential overlay district is to stabilize and protect property values and to provide a mechanism to protect, preserve, and enhance essential characteristics of low-density single-family residential areas, in particular, areas where due to economic factors and housing pressure in the immediate area there is the potential for the reduction of family-occupied residences, and therefore the loss of the single-family character of the neighborhood which will potentially lead to overcrowding, undue population concentration and lower property values.

Ultimately, the R-O zoning district focuses on preserving neighborhood character by only allowing families to occupy homes in this area by restricting the number of unrelated individuals. This helps provide a buffer between multi-family residential and university housing, as well as preserve and protect single-family housing development within the City of Whitewater. The R-O zoning district is intended to be expanded as new low density single-family housing or affordable housing is developed within the community.

Respectfully,

Allison Schwark