

Ordinance 030518-04

An Ordinance Amending Sections 18-38 regarding Village Center (VC) District and 18-110 regarding Lakeshore (LS) Overlay Zoning District of the Municipal Code of the Village of Fontana on Geneva Lake

WHEREAS, the Village Board does intend by this Ordinance to make certain amendments to the Village of Fontana on Geneva Lake Municipal Code.

NOW, THEREFORE, the Village Board of the Village of Fontana on Geneva Lake, Walworth County, Wisconsin, do ordain as follows:

SECTION 1.

Sec. 18-38 of the Village Code of the Village of Fontana-on-Geneva Lake is hereby amended to read as follows:

Sec. 18-38 – Village Center (VC) District.

- (i) *Design standards.* All structures and uses shall comply with applicable design standards of article X, except for any exemptions specifically stated in this chapter or any other agency with jurisdiction. In addition, structures and uses within the VC District shall adhere to the following additional design requirements:

(7) Commercial Lakefront Area. The Commercial Lakefront Area between Lake Street and the Ordinary High Water Mark of Geneva Lake may contain up to 100% impervious surface ratios. Any and all changes to surface conditions in said area shall be subject to site plan review.

SECTION 2.

Sec. 18-110 of the Village Code of the Village of Fontana-on-Geneva Lake is hereby amended to read as follows:

Sec. 18-110 – Lakeshore (LS) Overlay Zoning District.

- (d) *Regulations.* In addition to any other applicable use, site, or sanitary restrictions and regulations, the following regulations shall apply to all shorelands:

(5) *Patios and decks.* Patios and decks are exempt from the shoreyard setback requirement from the ordinary high-water mark provided that:

- (a) They shall be located so as to minimize earth-disturbing activities and shoreland vegetation removal during construction.
(b) No permanent benches or tables shall be attached to the patio.
(c) The patio shall not exceed a height of more than six inches above the original grade.
(d) No canopies, roofs or railings shall be attached to the patio.
(e) The patio is placed within the 30 to 100-foot area that is allowed to be clear-cut and shall be no more than 150 square feet in area.

(f) Within the VC Zoning District, patios and/or decks may be combined with walkways to cover up to 100% of the area within


the Lakeshore Overlay Zoning District for the Commercial Lakefront Area located between Lake Street and the Ordinary High Water Mark of Geneva Lake.


SECTION 3.

Effective Date: This ordinance shall be in full force and effect upon its passage approval, and publication as required by law.

PASSED AND ADOPTED by the Village Board of the Village of Fontana on Geneva Lake, Walworth County, WI this 5th day of March, 2018.

Village of Fontana on Geneva Lake

By: 
Patrick Kenny, President

Attest: 
Theresa Loomer, Administrator/Clerk