

## Ordinance No. 030623-01

### An Ordinance Repealing and Recreating Figures 18-331, 18-332, 18-333, 18-334, 18-335, 18-336, 18-337, 18-339, 18-340, 18-341, 18-342, 18-343, 18-344, 18-345, 18-346, 18-347 of the Municipal Code of the Village of Fontana-on-Geneva Lake.

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

**SECTION 1.** Figure 18-331, as a chart of regulations for the A-1, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

Density and Intensity Requirements	
Minimum Lot Area	35 acres
Maximum Gross Density	35 acres/dwelling unit
Maximum Building Coverage	25 percent
Minimum Landscape Surface Ratio	50 percent
Minimum Average Lot Width	300 feet
Minimum Street Frontage	100 feet
Principal Structure Bulk Requirements	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	20 feet
Minimum Rear Setback	100 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	60 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Any structure used for the housing of animals shall be a minimum of 100 feet from all lot lines	
Maximum Principal Building Height, other than dwelling units	2 times the distance to the nearest lot line
Maximum Height, Single-Family Dwelling	35 feet
Accessory Structure Requirements	
Minimum Setback from Principal Structure	10 feet
Minimum Accessory Building Interior Side Setback	20 feet

Minimum Accessory Building Rear Setback	100 feet
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 2.** Figure 18-332, as a chart of regulations for the A-2, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

Density and Intensity Requirements	
Minimum Lot Area	20 acres
Maximum Gross Density	35 acres/dwelling unit
Maximum Building Coverage	25 percent
Minimum Landscape Surface Ratio	75 percent
Minimum Average Lot Width	300 feet
Minimum Street Frontage	100 feet
Principal Structure Bulk Requirements	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	20 feet
Minimum Rear Setback	100 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	60 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Any structure used for the housing of animals shall be a minimum of 100 feet from all lot lines	
Maximum Principal Building Height, other than dwelling units	2 times the distance to the nearest lot line
Maximum Height, Single-Family Dwelling	35 feet
Accessory Structure Requirements	
Minimum Setback from Principal Structure	10 feet
Minimum Accessory Building Interior Side Setback	20 feet
Minimum Accessory Building Rear Setback	100 feet
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 3.** Figure18-333, as a chart of regulations for the A-3, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

<b>Density and Intensity Requirements</b>	
Minimum Lot Area	35 acres
Maximum Gross Density	35 acres/dwelling unit
Maximum Building Coverage	25 percent
Minimum Landscape Surface Ratio	75 percent
Minimum Average Lot Width	300 feet
Minimum Street Frontage	100 feet
<b>Principal Structure Bulk Requirements</b>	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	20 feet
Minimum Rear Setback	100 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	60 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Any structure used for the housing of animals shall be a minimum of 100 feet from all lot lines	
Maximum Principal Building Height, other than dwelling units	2 times the distance to the nearest lot line
Maximum Height, Single-Family Dwelling	35 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	10 feet
Minimum Accessory Building Interior Side Setback	20 feet
Minimum Accessory Building Rear Setback	100 feet
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 4.** Figure18-334, as a chart of regulations for the A-4, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

<b>Density and Intensity Requirements</b>
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Minimum Lot Area	35 acres
Maximum Gross Density	35 acres/dwelling unit
Maximum Building Coverage	50 percent
Minimum Landscape Surface Ratio	30 percent
Minimum Average Lot Width	300 feet
Minimum Street Frontage	100 feet
<b>Principal Structure Bulk Requirements</b>	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	20 feet
Minimum Rear Setback	100 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	60 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Any structure used for the housing of animals shall be a minimum of 100 feet from all lot lines	
Maximum Principal Building Height, other than dwelling units	2 times the distance to the nearest lot line
Maximum Height, Single-Family Dwelling	35 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	10 feet
Minimum Accessory Building Interior Side Setback	20 feet
Minimum Accessory Building Rear Setback	100 feet
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 5.** Figure 18-335, as a chart of regulations for the A-5, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

<b>Density and Intensity Requirements</b>	
Minimum Lot Area	1 acre
Maximum Gross Density	1 acre/dwelling unit
Maximum Building Coverage	25 percent
Minimum Landscape Surface Ratio	70 percent

Minimum Average Lot Width	125 feet
Minimum Street Frontage	100 feet
<b>Principal Structure Bulk Requirements</b>	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	20 feet
Minimum Rear Setback	100 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	60 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Any structure used for the housing of animals shall be a minimum of 100 feet from all lot lines	
Maximum Principal Building Height, other than dwelling units	2 times the distance to the nearest lot line
Maximum Height, Single-Family Dwelling	35 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	10 feet
Minimum Accessory Building Interior Side Setback	20 feet
Minimum Accessory Building Rear Setback	100 feet
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 6.** Figure 18-336, as a chart of regulations for the RCE, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

<b>Density and Intensity Requirements</b>	
Minimum Lot Area	15 acre
Maximum Gross Density	15 acre/dwelling unit
Maximum Building Coverage	25 percent
Minimum Landscape Surface Ratio	70 percent
Minimum Average Lot Width	300 feet
Minimum Street Frontage	100 feet
<b>Principal Structure Bulk Requirements</b>	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	30 feet

Minimum Rear Setback	100 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	50 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Any structure used for the housing of animals shall be a minimum of 100 feet from all lot lines	
Maximum Principal Building Height	35 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	10 feet
Minimum Accessory Building Interior Side Setback	30 feet
Minimum Accessory Building Rear Setback	100 feet
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 7.** Figure 18-337, as a chart of regulations for the R-1, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

<b>Density and Intensity Requirements</b>	
Minimum Lot Area	1.5 acres
Maximum Gross Density	3 acres/dwelling unit
Maximum Building Coverage	25 percent
Minimum Landscape Surface Ratio	70 percent
Minimum Average Lot Width	150 feet
Minimum Street Frontage	100 feet
<b>Principal Structure Bulk Requirements</b>	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	30 feet
Minimum Rear Setback	75 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	50 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Any structure used for the housing of animals shall be a minimum of 100 feet from all lot lines	
Maximum Principal Building Height	35 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	10 feet
Minimum Accessory Building Interior Side Setback	30 feet
Minimum Accessory Building Rear Setback	75 feet
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 8.** Figure 18-339, as a chart of regulations for the C-2, ETZ, District as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

<b>Density and Intensity Requirements</b>	
Minimum Lot Area	5 acres
Maximum Gross Density	5 acres/dwelling unit
Maximum Building Coverage	25 percent
Minimum Landscape Surface Ratio	70 percent
Minimum Average Lot Width	300 feet
Minimum Street Frontage	100 feet
<b>Principal Structure Bulk Requirements</b>	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	20 feet
Minimum Rear Setback	100 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	50 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Any structure used for the housing of animals shall be a minimum of 100 feet from all lot lines	
Maximum Principal Building Height	45 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	10 feet
Minimum Accessory Building Interior Side Setback	20 feet
Minimum Accessory Building Rear Setback	100 feet
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 9.** Figure 18-340, as a chart of regulations for the C-3, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

<b>Density and Intensity Requirements</b>	
Minimum Lot Area	100,000 square feet
Maximum Gross Density	100,000 square feet/dwelling unit
Maximum Building Coverage	25%
Minimum Landscape Surface Ratio	70%
Minimum Average Lot Width	200 feet
Minimum Street Frontage	100 feet
<b>Principal Structure Bulk Requirements</b>	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	20 feet
Minimum Rear Setback	50 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	50 feet

Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Maximum Principal Building Height	45 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	10 feet
Minimum Accessory Building Interior Side Setback	See Section 18-372
Minimum Accessory Building Rear Setback	See Section 18-372
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 10.** Figure 18-341, as a chart of regulations for the P-1, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

<b>Density and Intensity Requirements</b>	
Minimum Lot Area	Sufficient area for the principal and accessory buildings, subject to building, site, and operational plan approval
Maximum Gross Density	NA (No residential uses permitted)
Maximum Building Coverage	25 percent
Minimum Landscape Surface Ratio	70 percent
Minimum Average Lot Width	NA
Minimum Street Frontage	NA
<b>Principal Structure Bulk Requirements</b>	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	50 feet
Minimum Rear Setback	50 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	50 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Maximum Principal Building Height	45 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	10 feet
Minimum Accessory Building Interior Side Setback	See Section 18-372
Minimum Accessory Building Rear Setback	See Section 18-372
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 11.** Figure 18-342, as a chart of regulations for the P-2, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:



Density and Intensity Requirements	
Minimum Lot Area	Sufficient area for the principal and accessory buildings, subject to building, site, and operational plan approval
Maximum Gross Density	2.5 acres/dwelling unit
Maximum Building Coverage	50 percent
Minimum Landscape Surface Ratio	25 percent
Minimum Average Lot Width	100 feet
Minimum Street Frontage	50 feet
Principal Structure Bulk Requirements	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	25 feet
Minimum Rear Setback	25 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	50 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Maximum Principal Building Height	45 feet
Accessory Structure Requirements	
Minimum Setback from Principal Structure	10 feet
Minimum Accessory Building Interior Side Setback	NA
Minimum Accessory Building Rear Setback	NA
Maximum Accessory Building Height and Building Coverage	NA

**SECTION 12.** Figure 18-343, as a chart of regulations for the B-1, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

Density and Intensity Requirements	
Minimum Lot Area	1 acre
Maximum Gross Density	NA
Maximum Building Coverage	40%
Minimum Landscape Surface Ratio	40%
Minimum Average Lot Width	150 feet
Minimum Street Frontage	100 feet
Principal Structure Bulk Requirements	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	10 feet
Minimum Rear Setback	20 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	50 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines

Maximum Principal Building Height	45 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	See Section 18-372
Minimum Accessory Building Interior Side Setback	See Section 18-372
Minimum Accessory Building Rear Setback	See Section 18-372
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 13.** Figure 18-344, as a chart of regulations for the B-2, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

<b>Density and Intensity Requirements</b>	
Minimum Lot Area	1 acre
Maximum Gross Density	NA
Maximum Building Coverage	40%
Minimum Landscape Surface Ratio	40%
Minimum Average Lot Width	150 feet
Minimum Street Frontage	100 feet
<b>Principal Structure Bulk Requirements</b>	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	10 feet
Minimum Rear Setback	30 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	50 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Maximum Principal Building Height	45 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	See Section 18-372
Minimum Accessory Building Interior Side Setback	See Section 18-372
Minimum Accessory Building Rear Setback	See Section 18-372
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 14.** Figure 18-345, as a chart of regulations for the B-3, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

<b>Density and Intensity Requirements</b>	
Minimum Lot Area	1 acre
Maximum Gross Density	NA
Maximum Building Coverage	40%
Minimum Landscape Surface Ratio	40%
Minimum Average Lot Width	150 feet

Minimum Street Frontage	100 feet
<b>Principal Structure Bulk Requirements</b>	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	10 feet
Minimum Rear Setback	50 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	50 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Maximum Principal Building Height	45 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	See Section 18-372
Minimum Accessory Building Interior Side Setback	See Section 18-372
Minimum Accessory Building Rear Setback	See Section 18-372
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 15.** Figure 18-346, as a chart of regulations for the B-4, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

<b>Density and Intensity Requirements</b>	
Minimum Lot Area	1 acre
Maximum Gross Density	NA
Maximum Building Coverage	40%
Minimum Landscape Surface Ratio	40%
Minimum Average Lot Width	150 feet
Minimum Street Frontage	100 feet
<b>Principal Structure Bulk Requirements</b>	
Minimum Front or Street Setback	NA
Minimum Shore Yard Setback	75 feet
Minimum Interior Side Setback	10 feet
Minimum Rear Setback	50 feet
Minimum Subdivision Road Setback	25 feet
Minimum Town Road Setback	50 feet
Minimum County Road Setback	65 feet
Minimum State and U.S. Highways Setback	85 feet
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Maximum Principal Building Height	45 feet
<b>Accessory Structure Requirements</b>	
Minimum Setback from Principal Structure	See Section 18-372
Minimum Accessory Building Interior Side Setback	See Section 18-372
Minimum Accessory Building Rear Setback	See Section 18-372
Maximum Accessory Building Height and Building Coverage	See Section 18-372

**SECTION 16.** Figure 18-347, as a chart of regulations for the M-3, ETZ District, as set forth in the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby repealed and recreated to read as follows:

Density and Intensity Requirements	
Minimum Lot Area	NA
Maximum Gross Density	NA
Maximum Building Coverage	NA
Minimum Landscape Surface Ratio	NA
Minimum Average Lot Width	NA
Minimum Street Frontage	100 feet
Principal Structure and Activities Bulk Requirements	
All excavations shall be at least 200 feet from the right-of-way of any public or approved private street or property line. The committee may vary this requirement for shallow clay barrow excavation when the excavation and backfilling is conducted in a continuous phase and the barrow material is replaced on-site for the re-establishment of the original grade after considering such evidence as may be presented at the public hearing bearing upon the general purpose and intent of this ordinance. In no case shall the setback requirement be reduced to less than 2½ times the purposed maximum depth.	
Minimum Pavement Setback	10 feet from right-of-way; 5 feet from other lot lines
Maximum Principal Building Height	45 feet
Accessory Structure Requirements	
All accessories, such as offices, parking areas, and stock piles, shall be at least 100 feet from any right-of-way or property line.	
Maximum Accessory Building Height and Building Coverage	(a) See Section 18-372

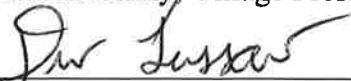
**SECTION 17.**

**EFFECTIVE DATE.** This ordinance shall be in full force and effect upon and from 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, Wisconsin this 6<sup>th</sup> day of March, 2023.

VILLAGE BOARD OF THE VILLAGE OF  
FONTANA-ON-GENEVA LAKE

By:  \_\_\_\_\_  
Patrick Kenny, Village President

Attest:  \_\_\_\_\_  
Drew Lussow, Village Clerk