

Ordinance 070218-01
An Ordinance Amending Section 18-93 of the Municipal Code
of the Village of Fontana on Geneva Lake regarding Nonconforming and Substandard Lots.

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.

To amend Section 18-93 as follows:

Sec. 18-93. - Nonconforming and substandard lots.

Any lot which does not meet all of the bulk requirements (i.e., lot area, setbacks, lake frontage or street frontage) of its zoning district shall herein be called a substandard lot.

(1) *Creation of new substandard lots prohibited.*

- a. No existing lot area shall be reduced so as to create a lot of less than the required size or so that the existing setbacks, lot area, or minimum width would be reduced below that required by the regulations for the district in which such lot is located.
- b. After the effective date of this chapter, no lot shall be created that does not meet the dimensional requirements of the zoning district in which the proposed lot would be created except when combining substandard lots to make them less substandard per subsection (2)a., below.

(2) *Blanket conforming status.* With the exception of subsections (1) above, ~~and (2)a., below,~~ blanket conforming status for any and all requirements of this chapter is hereby automatically granted to all substandard lots in their configuration existing or as finally approved as of the effective date of this chapter.


- a. If two or more such substandard lots are contiguous and have the same ownership as of the effective date of this chapter, and at least one is vacant, blanket conforming status shall ~~not~~ apply to ~~any both~~ such lots ~~until they are combined in such a pattern to create the fewest substandard lots.~~ Any such lots may be developed and/or may be sold, individually or together, without the requirement to combine, provided such development fully conforms to the other requirements of this Article.


This section ensures that lots approved and created prior to the effective date of this chapter do not encounter difficulty because the lots would otherwise be considered substandard. ~~(zero substandard lots if possible; one substandard lot at most).~~

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 2nd day of July, 2018.

Village of Fontana on Geneva Lake

By: 
Patrick Kenney, President

Attest: 
Theresa Loomer, Clerk