

Ordinance 04-03-06-09

An Ordinance Amending Article VII, Section 18-150 of the Village of Fontana on Geneva Lake Municipal Code Regarding Nonconforming Use, Structures, and Lots.

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

Section I. Article VII. Section 18-150 of the municipal code for the Village of Fontana on Geneva Lake Municipal Code is hereby amended to read as follows:

ARTICLE VII. NONCONFORMING USES, STRUCTURES, AND LOTS

Sec. 18-150. Existing nonconforming uses.


- (a) The existing lawful use of a building or premises at the time of the enactment of this Ordinance, or any amendment applicable thereto, which is not in conformity with the provisions established by this Ordinance, may be continued in the manner and for the purpose then existing, subject to the conditions hereinafter stated.
- (b) No modifications or additions to a nonconforming use or a nonconforming structure shall be permitted unless they are made in conformity with the provisions of this Ordinance. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Ordinary maintenance repairs are not considered modifications or additions; these include internal and external painting, decorating, paneling, and the replacement of doors, windows and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities.
- (c) As requests are received by the village for modifications or additions to nonconforming uses or nonconforming structures, a record shall be kept which lists the nonconforming uses and nonconforming structures, their present equalized assessed value, and the cost of those additions or modifications which have been permitted, and the percentage of the structure's total current value those modifications represent.
- (d) Changes and substitutions. Once a non conforming use has been changed to a conforming use, or has been altered to comply with any of the zoning requirements of the zoning district the use is located in, it shall not revert back to a nonconforming use. Once the substitution of a more restrictive nonconforming use has been permitted, it shall not revert back to the prior existing use.


(Ord. of 2-7-2000, § 18.0701)

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 3rd day of April, 2006.

Village of Fontana on Geneva Lake

By: 
Thomas W. Whowell, President

Attest: 
Dennis L. Martin, Clerk