

Ordinance 05-01-06-01

An ordinance to amend Section 18-27 (b) (c) and (d), Accessory uses and structures, of the Village of Fontana Municipal Code

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

Section I. Section 18-27 (b) (c) and (d) of the Municipal Code of the Village of Fontana-on-Geneva Lake, is hereby amended with regard to the definitions for Clear Cutting and Tree Diameter:

Sec. 18-27. *Accessory uses and structures.*

(b) *Permanent accessory structures.*

- (1) Any permanent roofed structure serving an accessory use, if structurally attached to the principal building, shall be considered as part of such principal building for all regulatory purposes.
- (2) Any permanent accessory structure classified as a building or structure shall conform to the building location and height requirements of the district in which it is located except as may be otherwise provided.
- (3) Garages in a residence district or on a lot where the principal use is residential shall conform to the following:
 - a. No detached private garage shall have a floor area greater than 60 percent of the floor area of the principal building on the lot.
 - b. No detached private garage shall have a floor area in excess of ten percent of the total lot area.


(c) *Temporary accessory structures.* ~~Subject to the offset requirements set forth in Chapter 12 of the Village Ordinance [Chapter 54 of the Village Code of Ordinances], a pier may be located within the setback or offset requirements specified in this Ordinance.~~ Any temporary accessory structure classified as a building or structure, including pole and canvas structures, shall conform to the building location and height requirements of the district in which it is located except as may be otherwise provided.

(d) *Modification permitted.* In the case of an a permanent or temporary accessory building or structure not exceeding 150 square feet in ground area or any other permanent structure serving an accessory use, and not attached to the principal building on the lot, the setback, offset, height, and open area requirements of the district in which such structure is located may be modified by the plan commission as a conditional use, upon submittal of building, site, and operational plans, where in the commission's opinion no adverse effect would result to surrounding properties from such modification. In granting such modification, the plan commission may require such architectural treatment, screening by landscape or architectural means, regulation of lighting or other measures, as they deem necessary as a condition to such modification.

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

Approved and Adopted by the Village Board of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin this 1st day of May, 2006.

Village Board of the Village of Fontana-on-Geneva Lake

By: 
Thomas W. Whowell, President

Attest: 
Dennis L. Martin, Clerk