

ORDINANCE NO. 09-04-07-03

An Ordinance Amending Section 18-278 for the Extraterritorial Zoning District.

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

SECTION 1.

Sec. 18-278 of the municipal code of the Village of Fontana-on-Geneva Lake is amended to read as follows:

- (p) B-4, ETZ Highway business district.
- (1) *Permitted uses by right.* None. All uses in this district are by conditional grant.
- (2) *Permitted accessory uses.* Any use normally accessory to an approved conditional use.
- (3) *Permitted uses by conditional grant (conditional uses).*
 - a. All permitted by right and conditional uses permitted in the B1, ETZ, B-2, ETZ and B-3 ETZ Districts.
 - b. Adult entertainment use provided that there is a minimum building separation of 750 feet from the nearest residential structure. Residential zoning districts (R-1, RS-1, RS-2, RS-2P, RS-3, RS-3P, RSA-1, RM-1, A-5), churches, schools, public parks, public playgrounds, public beaches, daycare centers and park zoning districts (P-1, P-2) existing at the time of application for a conditional use permit, and further provided that any adult entertainment use be conducted within an enclosed building.
 - c. Automobile and truck retail services.
 - d. Automobile repair services.
 - e. Bar and taverns.
 - f. Candy, nut and confectionery sales.
 - g. Gasoline service stations.
 - h. Gift stores.
 - i. Hotels, motels and tourist courts.
 - j. Night clubs and dance halls.
 - k. Restaurants.
 - l. Sales, service and installation of tires, batteries and accessories.
 - m. One residential dwelling unit when located within the principal business structure.
 - n. Animal hospital, shelters and kennels.

- o. Yachting clubs and marinas.
- p. Public assembly uses.
- q. Commercial recreations facilities.
- r. Off-season storage facilities.
- s. Lodges and fraternal buildings.
- t. Nursing homes.
- u. Nursery and day care centers.
- v. Retirement homes.
- w. Drive-in food and beverage establishments.
- x. Drive-in banks.
- y. Vehicle sales and services.
- z. Public parking lots.
- aa. Taxi stands.
- bb. Governmental and cultural uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds, museums, and park and ride facilities.
- cc. Utilities.
- dd. Schools and churches.
- ee. Commercial greenhouses.

(4) *Area regulations.*

<i>Residential Density Factor</i>	<i>Minimum Lot Area</i>	<i>Minimum Average Lot Width</i>
Not Applicable	1 acre	150 feet

(5) *Building Height.* Maximum 45 feet.

(6) *Offsets for principal and accessory structures.*

- a. Rear lot-line offset: Minimum 50 feet.
- b. Side lot-line offset: Minimum 10 feet.

(7) *Setbacks.*

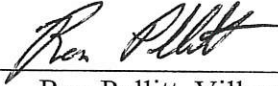
- a. From subdivision road: Minimum 25 feet.
- b. From town road: Minimum 50 feet.
- c. From county road: Minimum 65 feet.
- d. From state and U.S. highways: Minimum 85 feet.

SECTION 2.


EFFECTIVE DATE. This ordinance shall be in full force and on September 20, 2007.

PASSED and ADOPTED by the Village Board of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, this 4th day of September, 2007.

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

By: 

Ron Pollitt, Village President

Attest: 

Dennis L. Martin, Village Clerk

