

## **Ordinance No. 090412-02**

An Ordinance Repealing and Re-enacting Chapter 18 of the Municipal Code, which is the Zoning Code, and the Official Zoning Map of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin

WHEREAS, the Village of Fontana-on-Geneva Lake adopted a Comprehensive Plan in 2009, which provides recommendations for amendments to the Village's zoning regulations; and

WHEREAS, Wisconsin Statutes, Section 66.1001, require that the Village's zoning regulations be consistent with its comprehensive plan; and

WHEREAS, Village staff and officials have identified amendments to the zoning regulations to be consistent with the Village's Comprehensive Plan and State Statutes, to protect environmental resources, including Geneva Lake, to minimize nonconforming land uses, and to help maintain property values throughout the Village; and

WHEREAS, the Plan Commission and Board of Trustees, after due notice, conducted a joint public hearing on the proposed Zoning Ordinance and Official Zoning Map; and

WHEREAS, the Plan Commission made a report of recommendation to the Board of Trustees to adopt the Zoning Ordinance and Official Zoning Map; and

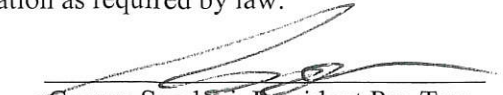
WHEREAS, the Board of Trustees has been given due consideration by the Board of Trustees in open session.

Now, therefore, the Board of Trustees of the Village of Fontana-on-Geneva Lake, Wisconsin does ordain as follows:


1. Chapter 18 of the Municipal Code of the Village of Fontana-on-Geneva Lake is hereby repealed and re-enacted as Chapter 18: Zoning Ordinance of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, subject to the following changes:
  - a. In the Research Park (RP) District, Maximum Principle Building Height shall be changed from 45 feet to 35 feet.
  - b. Appendices B and D are deleted.
  - c. In section 18-40 I.(b), amend the language to read as follows:

All land uses and development (including structures, buildings, paved areas, fixtures, signs, landscaping, stormwater facilities, utilities, and other development) existing as of the effective date of this Chapter, including, without limitation, the inventory of existing land uses and development provided in optional Appendix A of this Chapter shall be permitted by right unless a specific condition or standard applicable to a specific use or structure is explicitly set forth in this Section.
2. The Official Zoning Map is hereby repealed and re-enacted as the Official Zoning Map of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, subject to the following changes:
  - a. Change zoning district for property known as 153 W. Main from AR-6 to VC
  - b. At inset for Abbey Resort Subdistrict to zoning map, change language to read: For purposes of the Signage Regulations, the surface of the outside wall and any attachments to it are within the Peripheral Area.

3. This ordinance shall take effect upon passage and publication as required by law.

  
George Spadoni, President Pro-Tem

Dated: September 4, 2012

Attest:   
Dennis Martin, Village Clerk