

**ORDINANCE 2020-03 AMENDING THE VILLAGE OF FREDONIA CODE OF ORDINANCE
SECTION CHAPTER 575-16, 575-19 AND 575-20 PERTAINING TO LARGE ACCESSORY
STRUCTURES IN SINGLE-FAMILY RESIDENTIAL DISTRICTS**

The Village Board of the Village of Fredonia do ordain as follows:

§ 575-16 RS-1 Single-Family Residential District.

- A. Purpose. The RS-1 Residential District is intended to provide for single-family residential development at densities not to exceed the density specified by this section, served by municipal sewer and water facilities.
- B. Permitted buildings, structures and uses.
- (1) Single-family dwellings. On all lots platted after the effective date of this chapter, an attached garage for two but not more than three vehicles is required.
 - (2) Foster family home.
 - (3) Community living arrangements which have capacity for eight or fewer persons being served by the program.
 - (4) Essential services, provided all aboveground facilities are not located in any street yard.
- C. Permitted accessory buildings, structures and uses.
- (1) Detached garage if an existing garage is attached to the principal structure. (See building code for specific limitations.)
 - (2) Gardening, tool and storage sheds, gazebos and decks incidental to the residential use.
 - (3) Large accessory structures such as pole buildings or similar, must be approved by the Architectural Control Board.
 - ~~(3)~~ Household occupations and professional home offices.
- D. Conditional uses.
- (1) Attached garages in excess of those allowed as permitted uses.
 - (2) Large accessory structures, such as pole buildings or similar.
 - ~~(2)~~(3) See Article **IV**.
- E. Table of detailed RS-1 District standards.

Type of Standard	Standard
Unified development density	
Gross density	1.786
Net density	2.232
Individual lot intensity	
Maximum lot coverage	30%
Maximum floor area	35%
Minimum single-family lot area	16,000 square feet (17,000 square feet corner lot)
Individual lot dimension requirements	
Minimum width at setback line	90 feet (100 feet corner lot)
Minimum lot depth	125 feet
Minimum street yard setback	25 feet
Minimum side yard setback	15 feet*
Minimum rear yard setback	25 feet
Minimum wetland setback	30 feet
Minimum shoreyard setback	75 feet
Minimum dwelling size	
1 story	1,500 square feet
1 1/2 story:	
First floor	1,000 square feet
Total dwelling	1,500 square feet
2 story dwelling:	
First floor	875 square feet
Total dwelling	1,500 square feet
Bi-level and tri-level:	
At least 1 level	600 square feet
Total finished at 2 offset levels	1,500 square feet
Raised ranch:	
Main floor finished area	1,500 square feet
Maximum building height	
Principal structure	35 feet
Accessory structure	15 feet
<u>Large accessory structures such as pole buildings or similar</u>	<u>Approved by Architectural Control Board</u>
Natural resource preservation requirements	
Woodlands and forests	70%
Lakes and ponds	100%
*	Minimum side yard setback. Except for additions to or replacement of existing dwellings, then the side yard setback can be equal to or greater than the setback of the existing home, but not less than three feet, with the approval of the Architectural Control Board.

§ 575-19 **RS-4 Large Lot Single-Family Residential District.**

A. Purpose. The RS-4 Large Lot Single-Family Residential District is intended to provide for single-family residential development at densities not to exceed the density specified by this chapter, served by municipal sewer and water facilities.

B. Permitted buildings, structures and uses.

(1) Single-family dwellings. On all lots platted after the effective date of this chapter, an attached garage for two but not more than three vehicles is required.

(2) Foster family home.

(3) Community-living arrangements which have capacity for eight or fewer persons being served by the program.

(4) Essential services, provided all aboveground facilities are not located in any street yard.

C. Permitted accessory buildings, structures and uses.

(1) Detached garage if an existing two-car garage is attached to the principal structure. (See building code for specific limitations.)

(2) Gardening, tool and storage sheds, gazebos and decks incidental to the residential use.

(3) Large accessory structures such as pole buildings or similar must be approved by the Architectural Control Board.

~~(3)~~(4) Household occupations and professional home offices.

D. Conditional uses.

(1) Attached garages in excess of those allowed as permitted uses.

(2) Large accessory structures such as pole buildings or similar.

~~(2)~~(3) See Article **IV**.

E. Table of detailed RS-4 District standards.

Type of Standard	Standard
Unified subdivision density	
Gross density	1.429
Net density	1.786
Individual lot intensity	
Maximum lot coverage	25%
Maximum floor area ratio	30%
Minimum single-family lot area	20,000 square feet (21,500 square feet corner lot)

Type of Standard	Standard
Individual lot dimension requirements	
Minimum width at setback line	100 feet (120 feet corner lot)
Minimum lot depth	125 feet
Minimum street yard setback	35 feet
Minimum side yard setback	15 feet
Minimum rear yard setback	35 feet
Minimum wetland setback	30 feet
Minimum shoreyard setback	75 feet
Minimum dwelling size	
1 story	2,000 square feet
1 1/2 story	
First floor	1,200 square feet
Total dwelling	2,000 square feet
2 story dwelling	
First floor	1,200 square feet
Total dwelling	2,000 square feet
Bi-level and tri-level	
At least 1 level	1,000 square feet
Total finished at 2 offset levels	2,000 square feet
Raised ranch	
Main floor finished area	Not permitted
Maximum building height	
Principal structure	35 feet
Accessory structure	15 feet
<u>Large accessory structures such as pole buildings or similar</u>	<u>Approved by Architectural Control Board</u>
Natural resource preservation requirements	
Woodlands and forests	70%
Lakes and ponds	100%

575-20 RS-5 Estate Single-Family Residential District.

- A. Purpose. The RS-5 Estate Single-Family Residential District is intended to provide for single-family residential development at densities not to exceed the density specified by this section, served by municipal sewer and water facilities.
- B. Permitted buildings, structures and uses.
- (1) Single-family dwellings. On all lots platted after the effective date of this chapter, an attached garage for two but not more than three vehicles is required.
 - (2) Foster family home.
 - (3) Community-living arrangements which have capacity for eight or fewer persons being served by the program.

(4) Essential services, provided all above ground facilities are not located in any street yard.

C. Permitted accessory buildings, structures and uses.

(1) Detached garage if an existing two-car garage is attached to the principal structure. (See building code for specific limitations.)

(2) Gardening, tool and storage sheds, gazebos and decks incidental to the residential use.

(3) Large accessory structures such as pole buildings or similar must be approved by the Architectural Control Board.

~~(3)~~(4) Household occupations and professional home offices.

D. Conditional uses.

(1) Attached garages in excess of those allowed as permitted uses.

(2) Large accessory structures such as pole buildings or similar.

~~(2)~~(3) See Article IV.

E. Table of detailed RS-5 District standards.

Type of Standard	Standard
Unified subdivision density	
Gross density	0.714
Net density	0.892
Individual lot intensity	
Maximum lot coverage	20%
Maximum floor area ratio	25%
Minimum single-family lot area	40,000 square feet
Individual lot dimension requirements	
Minimum width at setback line	150 feet
Minimum lot depth	125 feet
Minimum street yard setback	45 feet
Minimum side yard setback	25 feet
Minimum rear yard setback	45 feet
Minimum wetland setback	30 feet
Minimum shoreyard setback	75 feet
Minimum dwelling size	
1 story	2,500 square feet
1 1/2 story	
First floor	1,400 square feet
Total dwelling	2,500 square feet
2 story dwelling	

Type of Standard	Standard
First floor	1,400 square feet
Total dwelling	2,500 square feet
Bi-level and tri-level	
At least 1 level	1,250 square feet
Total finished at 2 offset levels	2,500 square feet
Raised ranch	
Main floor finished area	Not permitted
Maximum building height	
Principal structure	40 feet
Accessory structure	15 feet
<u>Large accessory structures such as pole buildings or similar</u>	<u>Approved by Architectural Control Board</u>
Natural resource preservation requirements	
Woodlands and forests	70%
Lakes and ponds	100%

Severability. If any provision of this ordinance is invalid or unconstitutional, such invalidity of unconstitutionality shall not affect the other provisions of this ordinance.

This ordinance shall take effect and be in force one day after its passage and posting as provided by law.

PASSED AND ADOPTED by the Fredonia Village Board, Ozaukee County, Wisconsin, this 5th day of March, 2020.

FREDONIA VILLAGE BOARD

Donald Dohrwardt, Village President

ATTEST:

Village Clerk