

**ORDINANCE 2021-1 CREATING THE VILLAGE OF FREDONIA CODE OF ORDINANCE  
SECTION 575 TITLE 25.1 TWO-UNIT CONDOMINIUMS**

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

1. Section 575 Title 25.1 is created to read as follows:

**§ 575-25.1 RC-2 Two Unit Condominium Residential District.**

- A. Purpose. **The RC-2 Residential District is intended to provide for two-family residential development with common ownership of the land, at densities not to exceed the density specified by this section, served by municipal sewer and water facilities.** The residential district is intended to provide a pleasant, safe, and quiet neighborhood free from public annoyances for two family residential dwellings.
- B. Permitted buildings, structures and uses:
- (1) **Two-family dwellings with an attached two car garage for each dwelling unit.**
  - (2) Passive outdoor recreational land uses such as arboretums, natural areas, wildlife areas, bicycle trails, cross-country ski trails, horse trails, picnic areas, gardens, fishing areas, and similar land uses.
  - (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) None
  - ~~(2) Detached garage if an existing two car garage is attached to the principal structure. (See building code for specific limitations.)~~
  - ~~(3) Gardening, tool and storage sheds, gazebos and decks incidental to the residential use.~~
  - ~~(4) Household occupations and professional home offices.~~
- D. Conditional uses:
- (1) See Article IV.
- E. Table of detailed RC-2 District standards.

Type of Standard	Standard
Unified subdivision density	
Gross density	8.5
Net density	10

Type of Standard	Standard
Individual lot intensity	
Maximum lot coverage	35%
Maximum floor area ratio	45%
Minimum single-family lot area	12,000 square feet
Individual lot dimension requirements	
Minimum width at setback line	85 feet
Minimum lot depth	100 feet
Minimum street yard setback	25 feet
Minimum side yard setback	12 feet*
Minimum rear yard setback	25 feet
Minimum wetland setback	30 feet
Minimum shoreyard setback	75 feet
Minimum dwelling unit size	
1 story	1200 square feet
Maximum building height	
Principal structure	35 feet
Accessory structure	15 feet
Natural resource preservation requirements	
Woodlands and forests	70%
Lakes and ponds	100%

2. 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 Village Board of the Village of Fredonia, Ozaukee County, Wisconsin, this 4th day of March, 2021.

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Donald Dohrwardt, Village President

ATTEST:

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Sandra Tretow, Village Clerk