

**Ordinance No. 2016-008  
Town of Ledgeview  
Brown County, Wisconsin**

**AN ORDINANCE TO AMEND CHAPTER 135 -ZONING, SECTION 8 - DEFINITIONS AND  
SECTION 11 - BUILDING AND USE RESTRICTIONS.**

The Town Board of Supervisors of the Town of Ledgeview, Brown County, Wisconsin does ordain as follows:

**Section 1:** Chapter 135 Zoning, Sections §8 – Definitions, and 11 – Building and Use Restrictions, of the Town of Ledgeview Code of Ordinances is hereby amended to read as follows:

**§135-8 Definitions.**

Additional definitions to be added:

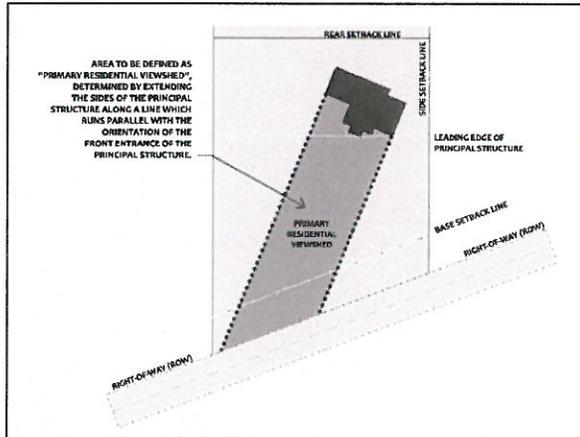
**§135-8 Definitions.**

**Shed, Garden or Tool:** A structure equal to or less than one hundred (100) square feet in area, which is accessory to the residential use of the property and used for incidental storage. Sheds shall not exceed ten (10) feet in overall height to the highest point of the roof. Such sheds must be located to the rear of the front line of the principal structure, and set back a minim of three (3) feet from side and rear property lines.

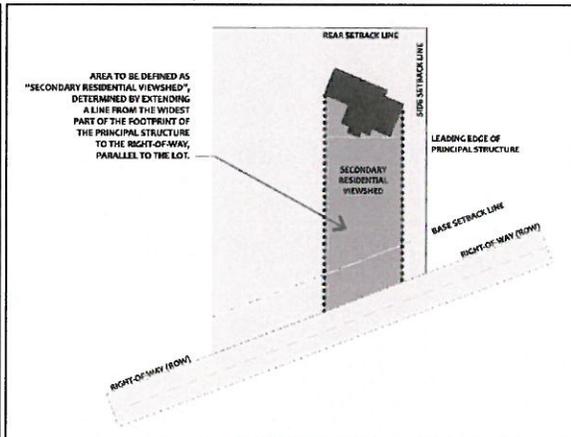
**Building, Residential Accessory:** A detached storage building on a residential property measuring more than one hundred (100) square feet in area. A residential accessory building is located on the same parcel as the principal residential structure, and is clearly incidental to the principal residential structure. See §135-11(G) for regulations.

**Residential Viewshed, Primary and Secondary.** A viewshed is the geographical area that is visible from a location. A residential viewshed is the viewable area generally located between the residence and the public right-of-way (street), necessary to maintain an unobstructed view of the residence from the street. The primary residential viewshed is defined as the line parallel to the front entrance extending from the sides of the residence to the public right-of-way. The secondary residential viewshed is determined by extending a line from the widest part of the footprint of the residence to the right-of-way, parallel to the parcel. Accessory structures are prohibited from being located in either the primary or secondary residential viewshed.

Primary Residential Viewshed



Secondary Residential Viewshed



**§135-11 Building and use restrictions.**

G. Accessory buildings shall not occupy more than 30% of the rear yard. These restrictions shall apply in all districts except as provided for in Subsection G(1) through (5) below:

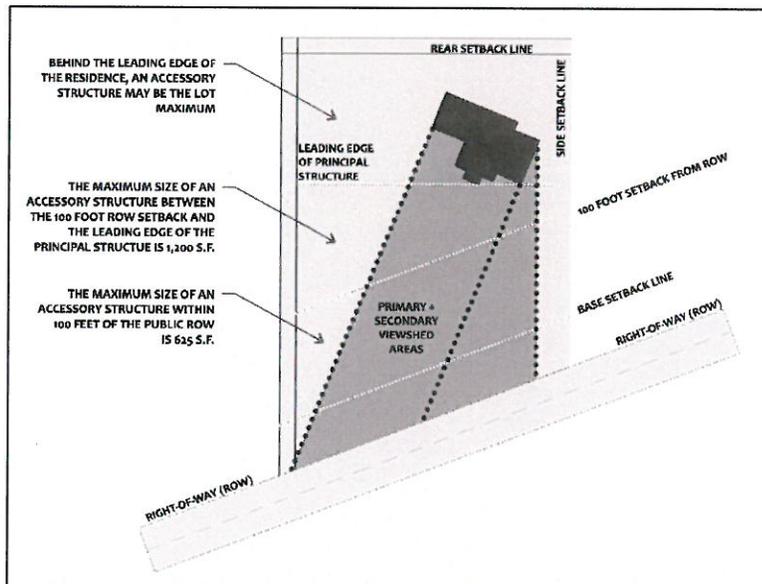
(1) Farm structures. The above regulations shall not apply to accessory buildings located in the A-1 Exclusive Agriculture District, A-2 Agriculture District or R-R Rural Residential District if said accessory building is used as a part of a legitimate agricultural operation located on a minimum farm site of 10 acres. Farm accessory buildings shall not be closer than 25 feet to any lot line. [Amended 11-14-2000]

(2) R-1, R-2 and R-R Rural Residential Districts. The maximum size and number of residential accessory buildings permitted on parcels shall vary depending on parcel size, as follows: [Amended 7-1-2002; 6-4-2007 by Ord. No. 2007-010]

Parcel Size (acres)	Maximum Total Square Feet Allowed per Parcel	Number of Accessory Structures Permitted per Parcel <sup>1</sup>
0.99 or less	900	1
1.00 to 1.49	1,200	1
1.50 or more	2.0% of the total parcel area to a maximum of 4,000 square feet.	2

<sup>1</sup> In addition to a garden or tool shed not to exceed 100 square feet.

- (a) Location. All residential accessory buildings shall comply with the setbacks of the zoning district in which the property is located. In addition:
- a. Residential Viewshed Established. Residential accessory structures shall not be located in the Primary Residential Viewshed or Secondary Residential Viewshed as defined in §135-8.
  - b. Size Restriction Based on Setback Distance. Residential accessory structures with a setback of less than 100-feet from the public right-of-way shall not exceed 625 square feet in size. Such structures with a setback more than 100-feet from the public right-of-way but located in front of the leading edge of the residence shall not exceed 1,200 square feet in size.



(b) Materials.

- a. The accessory building shall be constructed of materials which are substantially similar to those used in the principal structure with respect to texture, color and general appearance.

(c) Height.

- a. Overall height of a residential accessory structure shall not exceed the height of the principal structure.  
b. Side walls may not exceed 14 feet in height. [Amended 7-7-2003]

(3) (Reserved)[2] Editor's Note: Former Subsection D(3), B-3 Intensive Business District, was removed pursuant to Ord. No. 2007-016, adopted 9-18-2007. This ordinance repealed the B-3 District.

(4) LI Light Industrial District. The above regulations shall not apply to accessory buildings located in LI Districts. Regulations governing height, size, lot coverage and number of accessory buildings allowed in the LI District are found in Article XVII of this chapter.

(5) HI Heavy Industrial District. The above regulations shall not apply to accessory buildings located in HI Districts. Regulations governing height, size, lot coverage and number of accessory buildings allowed in the HI District are found in Article XVIII of this chapter.

**Section 2:** Repeal of inconsistent ordinances. All existing town ordinances, parts of ordinances, and amendments thereto in conflict with any of the provisions of this ordinance are hereby repealed.

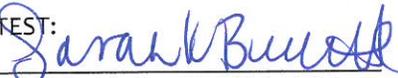
**Section 3:** Severability. If any section, clause, provision or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remaining provision shall not be affected hereby.

**Section 4:** Effective date. This ordinance shall take effect upon passage, posting, and publication.

The above foregoing Ordinance was duly adopted at a regular meeting of the Town Board of Supervisor for the Town of Ledgeview on 19th day of April, 2016.

TOWN OF LEDGEVIEW

  
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Andy Schlag, Town Board Supervisor

ATTEST:   
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Sarah K. Burdette, Clerk/Administrator  
Posted: May 11, 2016  
Published: May 12, 2016