

Ordinance No. 2020-01

Town of Ledgeview
Brown County, Wisconsin

AN ORDINANCE TO AMEND CHAPTER 135-ZONING,
SECTION 11 –BUILDING AND USE RESTRICTIONS,
PARAGRAPH G

The Town Board of Supervisors of the Town of Ledgeview do hereby ordain as follows:

Section 1: Chapter 135 Zoning. Section 11-Buidling and Use Restrictions, Paragraph G of the Town of Ledgeview Municipal Code is hereby amended to read as follows:

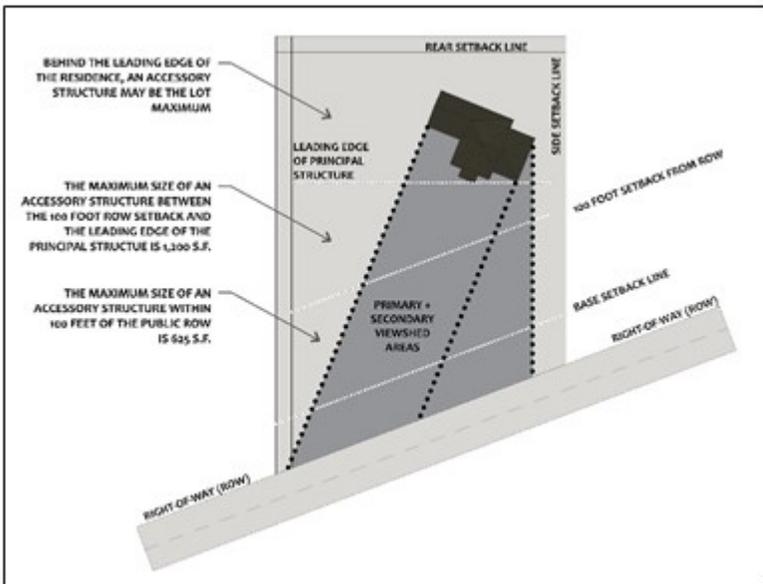
§ 135-11 **Building and use restrictions.**

- 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 AG-FP Farmland Preservation 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.
 - (2) Accessory Structures. In the R-1, R-2 and R-R Rural Residential Districts and the A-2, Agricultural District not used for a legitimate agricultural operation, the maximum size and number of residential accessory buildings permitted on parcels shall vary depending on parcel size, as follows:

| Parcel Size (acres) | Maximum Total Square Feet Allowed per Parcel | Number of Accessory Structures Permitted per Parcel ¹ |
|------------------------|---|--|
| 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 |

NOTE:

- 1 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:
- [1] Residential viewshed established. Residential accessory structures shall not be located in the primary residential viewshed or secondary residential viewshed as defined in § 135-8.
 - [2] 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.

[1] 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.

[1] Overall height of a residential accessory structure shall not exceed the height of the principal structure.

[2] Side walls may not exceed 14 feet in height.

(3) (Reserved)

(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, postage, and publication.

Approved: _____, 2020A

Philip J. Danen, Chairman

ATTEST:

I, Charlotte K. Nagel, Clerk of the Town of Ledgeview, do hereby certify that the attached ordinance is a true and correct copy of the original ordinance required by law to be in my custody and which was adopted by the Town of Ledgeview at a meeting held _____, 2020.

Charlotte K. Nagel, Town Clerk

Posted: _____

Published: _____