

Ordinance 03-07-16-01

An Ordinance Amending Sections 18-38(b), 18-38(m) and 18-82 of the Municipal Code for the Village of Fontana-on-Geneva Lake regarding Village Center Zoning District Principal land uses permitted by right; Density, intensity and bulk regulations; and Minimum landscape ratio.

WHEREAS, the Village Board does intend by this Ordinance to make certain amendments to the Village of Fontana on Geneva Lake Municipal Code.

NOW, THEREFORE, the Village Board of the Village of Fontana on Geneva Lake, Walworth County, Wisconsin, do ordain as follows:

SECTION 1.

Sec. 18-38(b) of the Village Code of the Village of Fontana-on-Geneva Lake is hereby amended to read as follows:

Sec. 18-38. – Village Center (VC) District.

- (b) Principal land uses permitted by right.
1. All land uses and development (including operating hours and other operations, structures, buildings, paved areas, fixtures, signs, landscaping, stormwater facilities, and other development) in the configuration existing as of the effective date of this chapter shall be permitted by right.
 2. ~~Single family (7,000 sq. ft. lot) (see subsection 18-55(a)).~~
 3. Two-flat (see subsection 18-55(b)).
 4. Mixed-use residential (see subsection 18-55(k)).
 5. Existing residential (see subsection 18-55(l)).
 6. Office (see subsection 18-56(a)).
 7. Personal or professional service (see subsection 18-56(b)).
 8. Indoor sales or service (see subsection 18-56(d)).
 9. Outdoor display (see subsection 18-56(e)).
 10. Indoor entertainment (see subsection 18-56(f)).
 11. Outdoor entertainment (see subsection 18-56(g)).
 12. Bed and breakfast establishment (see subsection 18-56(i)).
 13. Boarding house (see subsection 18-56(k)).
 14. Group day care center (9+ children) (see subsection 18-56(l)).
 15. Indoor maintenance service (see subsection 18-56(n)).
 16. Tourist rooming house (see subsection 18-56(s)).
 17. Passive outdoor recreation (see subsection 18-57(b)).
 18. Active outdoor recreation (see subsection 18-57(b)).
 19. Lake-related recreation (see subsection 18-57(e)).

- 20. Indoor institutional (see subsection 18-58(a)).
- 21. Public services and utilities (see subsection 18-58(c)).
- 22. Cultivation (see subsection 18-63(a)).
- 23. Selective cutting (see subsection 18-63(d)).

SECTION 2.

Sec. 18-38(m) of the Village Code of the Village of Fontana-on-Geneva Lake is hereby amended to read as follows:

Sec. 18-38. – Village Center (VC) District.

- (m) Density, intensity and bulk regulations. Density, intensity and bulk regulations specific to the VC zoning district are detailed in Figure 18-38.

Figure 18-38: Density, Intensity and Bulk Regulations in the VC District

Minimum Landscape Surface Ratio	40 percent – <u>Residential Uses</u> 20 percent – <u>All Other Uses</u>
Maximum <u>Minimum</u> Interior Side Setback	10 feet (0 feet for zero lots)
Maximum <u>Minimum</u> Rear Setback	10 feet

SECTION 3.

Sec. 18-82 of the Village Code of the Village of Fontana-on-Geneva Lake is hereby amended as follows:

Sec. 18-82. - Nonresidential bulk standards.

The following Figure 18-82 is provided as a convenience for the zoning administrator and the general public. Where there are conflicts between Figure 18-82 and the bulk regulations in article II or any other text in this chapter, the text shall prevail:

	AH-35	IN	NB	VC	CB	RB	OP	RP	PD
Min. Lot Area	35 acres ¹	20,000 s.f.	7,000 s.f.	7,000 s.f.	20,000 s.f.	As existing on the effective date of this chapter	20,000 s.f.	20,000 s.f.	Varies per each PD zoning district.
Max. Gross Density	1 du/per 35 acres	8 du/ac	4 du/ac	5 du/ac	N/A		N/A	N/A	
Min. LSR	50%	50%	50%	40% <u>residential</u> 20% <u>non-residential</u>	40%		40%	40%	

SECTION 4.

Effective Date: This ordinance shall be in full force and effect upon and from its passage, approval and publication as required by law.

PASSED AND ADOPTED by the Village Board of the Village of Fontana on Geneva Lake, Walworth County, WI this 7th day of March, 2016

Village of Fontana on Geneva Lake

By: _____
Patrick Kenny, President

Attest: _____
Theresa Loomer, Clerk