

ORDINANCE NO. 03-2018

AN ORDINANCE AMENDING CHAPTER 17 (ZONING CODE)
OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That Section 17.41(3) (Location Requirements) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.41(3) LOCATION REQUIREMENTS.

- (a) In all single-family and 2-family zoning districts except for the Rs-1 District (Rs-2 through Rs-7 and Rd-2), accessory buildings shall be located in a side or rear yard.
- (b) In the Rs-1 District, accessory buildings may be located in a front/street yard provided that:
1. The minimum street yard building setback distance for the accessory building is equal to 50 percent of the actual building setback distance for the principal dwelling, or, 45 feet, whichever is greater; and
 2. A visual buffer of the accessory building shall be provided in the form of natural and/or planted vegetation, berms, fencing or a combination thereof as necessary to achieve a height of at least six (6) feet and a minimum twenty-five (25) percent visual opacity within two (2) years of installation from any adjacent public right-of-way and residential dwelling. Should the Vegetation or Screening be removed from death or overgrowth, then the screening would need to be installed.
 3. The character, architecture and materials of the detached accessory building shall match the primary dwelling.
- (c) Except for detached accessory buildings located entirely in the rear yard, all detached accessory buildings and attached garages shall be subject to side yard building setback requirements of the principal building.

SECTION 2. That Section 17.50 (MODIFICATIONS) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.50(2) YARDS.

- ~~(b) Accessory uses and detached accessory structures are permitted in the rear yard only; they shall not be closer than 10 feet to the principal structure; and shall not exceed 15 feet in height.~~

SECTION 3. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.


Ordinance 03-2018

Introduced by Trustee: Tr. Baum

Adopted: February 19, 2018


Vote: Ayes: 9

Nays: 0




Dean Wolter, Village President

ATTEST:



Deanna Boldrey, Village Clerk

APPROVED AS TO FORM:



Brian Sajdak, Attorney

Published: