

# VILLAGE OF TWIN LAKES

## ORDINANCE NO. 2006-4-2

### An Ordinance to Amend Chapter 17.26 of the Twin Lakes Code of Ordinances Pertaining to Rural Estate Residential District

The President and the Trustees of the VILLAGE OF TWIN LAKES, Kenosha County, Wisconsin, do herewith ordain as follows, to wit:

#### SECTION I

Chapter 17.26 of the Twin Lakes Code of Ordinances pertaining to Rural Estate Residential District is hereby created to read as follows:

17.26 Rural Estate Residential District

17.26.010 Permitted Uses.

In the Rural Estate Residential Zone, no building or premises shall be used and no building shall hereafter be erected or structurally altered, unless otherwise provided in this Title, except for one (1) or more of the following uses:

- A. Single-family dwelling.
- B. Accessory buildings or one (1) private garage.
- C. Not over three (3) boarders or lodgers not members of the family.
- D. Home Occupations. See Section 17.20.070.
- E. Home occupation or announcement signs not over one square foot in area, except that public or religious institutions may have, for their own use, an announcement sign or bulletin board not over eight square feet in area; signs not over four square feet in area pertaining to the lease, hire or sale of a building or premises, provided that no advertising sign of any other character shall be permitted in this district.

17.26.020 Conditional Uses

The following uses shall be allowed upon recommendation of the Plan Commission, approval of the Village Board of Trustees and issuance of a Conditional Use Permit:

- A. Two-family dwellings.
- B. Churches, public schools, parochial schools, public libraries, public museums and art galleries.
- C. Municipal buildings, except sewage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards and penal or correctional institutions and asylums.
- D. Public recreational and community center buildings and grounds.
- E. Utility Substations and other Utility Facilities
- F. Farming, truck gardening, excepting chicken, fur and stock farms and farms operated for the disposal of garbage, rubbish or offal.
- G. Community Based Residential Facilities or similar operations (Not to exceed nine (9) persons)
- H. Household Stable
- I. Bed and Breakfast establishment
- J. Wind energy conversion systems

17.26.030 Lot Area, Building Height and Area and Setback

In this district the minimum lot area and dimensions, maximum height of buildings, and minimum dimensions of yards shall be as follows:

- A. All lots shall have an area of not less than five acres nor less than 300 feet in width, provide for adequate offstreet parking and also be accessible to sewer mains or pass satisfactory percolation test.
- B. Lot width may be reduced to 150 feet on a cul-de-sac or road curve provided that the lot width is at least 300 feet at the required building setback line.

- D. Lot Coverage Ratio (LCR): Not more than 20% of the lot area shall be covered by impervious surfaces including building roofs.
  - E. Side Yard.
    - 1. There shall be a side yard on each side of a building
    - 2. The sum of the widths of the side yards shall not be less than twenty percent (20%) of the lot width and no single side yard shall be less than eight percent (8%) of the lot width.
  - F. There shall be a rear yard having a minimum depth of 60 feet. See Sections 17.12.030, 17.12.090 and 17.12.100(E).
  - G. There shall be a setback line of not less than 60 feet.
- 17.26.040 Park dedication.  
 The development of residential sites shall be subject to Sections 16.33.030 and 16.33.040 relating to the dedication of land or fees in lieu of open spaces and parks.
- 17.26.050 Home occupations.  
 Home occupations shall be allowed subject to the regulations outlined in section 17.20.070.

**SECTION II**

Chapter 17.08 of the Twin Lakes Code of Ordinances pertaining to Definitions is hereby amended by the addition of paragraph 17.08.185 to read as follows

17.08.185 HOUSEHOLD STABLE

“Household Stable” means an accessory building and/or land use that is designed, arranged, used, or intended to be used for the keeping of not more than two (2) equines.

**SECTION III**

All Ordinance or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed.

**SECTION IV**

This Ordinance shall take effect immediately upon passage as provided by law, and the Village Clerk/Treasurer shall so amend the Village of Twin Lakes Code of Ordinances, and shall indicate the date and number of this creating Ordinance herein.

Dated this 24<sup>th</sup> day of April, 2006.

VILLAGE OF TWIN LAKES

ATTEST:

  
 Kathleen Richardson, Village Clerk/Treasurer

  
 Howard K. Skinner, Village President

Members Voting:

<u>7</u>	Aye
<u>0</u>	Nay
<u>0</u>	Absent
<u>0</u>	Abstained