

VILLAGE OF TWIN LAKES

ORDINANCE NO. 2006-6-3

An Ordinance to Create Chapter 17.25 of the Twin Lakes Code of Ordinances Pertaining to Rural 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 17.25 of the Twin Lakes Code of Ordinances pertaining to Rural Residential District is hereby created to read as follows:

17.25 Rural Residential District

17.25.010 Permitted Uses.

In the Rural 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 the residential district.

17.25.020 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

- H. Household Stable
- I. Bed and Breakfast establishment

17.25.030 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 hereinafter created are intended to be of varying sizes in such a manner as to maintain a minimum density on the tract of not less than .4 (four tenths) units per acre or 2.5 acres per dwelling unit. In no case shall a lot have an area of less than one (1) acre nor be less than 125 feet in width. Individual lots of two (2) acres or greater shall be at least 200 feet in width. Subdivisions of land in this district shall be reviewed in accordance with the intent of the adopted comprehensive plan with respect to residential density. Minimum tract size, prior to subdivision, shall be 20 acres. Such tract may be created using multiple contiguous pre-existing parcels.
- B. Lots shall provide for adequate offstreet parking and also be accessible to sewer mains or pass satisfactory percolation test.
- C. Lot width may be reduced to 100 feet on a cul-de-sac or road curve provided that the lot width is at least the minimum required lot width at the required building setback line.
- D. Buildings hereafter erected or structurally altered shall exceed neither thirty-five feet nor two and one-half stories in height. See Section 17.12.100(A), (B), (C), (D)
- E. Lot Coverage Ratio (LCR) and Floor Area Ratio (FAR): Not more than 25% of the lot area shall be covered by impervious surfaces including building roofs. There is no FAR in this district.
- F. 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.
- G. There shall be a rear yard having a minimum depth of fifty feet. See Sections 17.12.030, 17.12.090 and 17.12.100(E).
- H. There shall be a setback line of not less than thirty feet for parcels less than 3 acres. For parcels of three acres or greater, there shall be a setback line of not less than fifty feet.

17.25.040 Park dedication.

The development of residential sites shall be subject to Chapter 16.33.

17.25.050 Home occupations.

Home occupations shall be allowed subject to the regulations outlined in section 17.20.070.

SECTION II

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

SECTION III

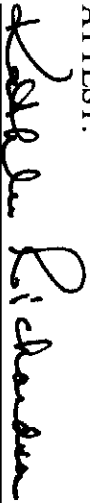
This Ordinance shall take effect immediately upon passage as provided by law, and the Village Clerk/Treasurer shall so amend the Village of Twin Lakes Code of Ordinances, and shall indicate the date and number of this creating Ordinance herein.

Dated this 19th day of June, 2006.

VILLAGE OF TWIN LAKES


Howard K. Skinner, Village President

ATTEST:


Kathleen Richardson, Village Clerk/Treasurer

Members Voting:

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