

VILLAGE OF TWIN LAKES
ORDINANCE NO. 2006-4-3

An Ordinance to Create Chapter 17.19
of the Twin Lakes Code of Ordinances
Pertaining to Upland Conservancy 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 17.19 of the Twin Lakes Code of Ordinances pertaining to Upland Conservancy District is hereby created to read as follows:

17.19 Upland Conservancy District

17.19.010 Purpose

The Upland Conservancy District is intended to preserve, protect, enhance and restore all significant woodlands, areas of rough topography, and related scenic areas. Regulation of these areas will serve to control erosion and sedimentation, protect wildlife habitat, and will promote and maintain the natural beauty of the Village of Twin Lakes.

17.19.020 Permitted Uses.

In the Upland Conservancy 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.
- F. Participation in the State Managed Forest Program
- G. Park and recreational areas.

17.19.030 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. Utility Substations and other Utility Facilities
- B. Farming, truck gardening, excepting chicken, fur and stock farms and farms operated for the disposal of garbage, rubbish or offal.
- C. Bed and Breakfast establishment
- D. Wind energy conversion systems

17.19.040 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.
 - C. 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)
 - D. Lot Coverage Ratio (LCR): Not more than 15% 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 as identified below
 - 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.
- 17.19.050 Tree and Forest Preservation
Wooded areas existing on the parcel may not be clear cut.
- 17.19.060 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.
- 17.19.070 Home occupations.
Home occupations shall be allowed subject to the regulations outlined in section 17.20.070.

SECTION II

All Ordinances 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 24th day of April, 2006.

VILLAGE OF TWIN LAKES

Howard K. Skinner, Village President

ATTEST:


Kathleen Richardson, Village Clerk/Treasurer

Members Voting:

7	Aye
0	Nay
0	Absent
0	Abstained