

The Town of Cedarburg, Wisconsin

Ordinance 2007-1

An Ordinance to Amend Section 320-109 A.(2) of the Town of Cedarburg Code of Ordinances; relating to: Placement restrictions in residential districts for accessory buildings.

WHEREAS, the Town of Cedarburg Code of Ordinances restrict the location and size of accessory buildings in residential zoning districts; and

WHEREAS, the Town Board believes it to be in the interest of the Town to amend its ordinances to permit residents with larger residentially zoned lots to construct larger accessory buildings than are permitted under Sec. 320-109 A. (2) of the Town of Cedarburg's Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, that Article 11, Section 320-109 A. (2) of the Town of Cedarburg Code of Ordinances is hereby amended to read as follows:

SEC. 320-109 A. (2) Placement restrictions in residential districts

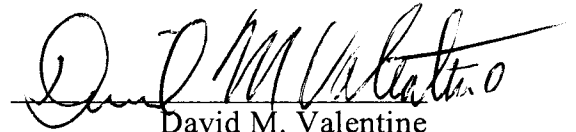
An accessory use or building may be established subject to the following regulations:

- A. Location. Accessory uses and detached accessory buildings are permitted in the rear and side yard only.
- (1) Accessory buildings shall not be closer than 20 feet to a principal structure, except that in a residential district a minor storage building may be located within 10 feet of a garage wall.
 - (2) Except as otherwise provided in this Section, detached accessory buildings shall not be constructed in a size greater than 600 square feet in R-1, R-2, R-3, TR Residential Zoning Districts and CR-A Countryside Residential Zoning Districts. For lots in said districts that consist of more than one (1) acre of land, then a detached accessory building may be constructed up to an additional size of 100 square feet for each additional ¼ acre of land up to a maximum of 1,000 square feet total for the detached accessory building . In the CR-B Countryside Residential Zoning District, detached accessory buildings shall not be constructed in a size greater than 1,500 square feet on any lot less than 10 acres in size. For CR-B lots greater than 10 acres in size, the detached accessory building may be constructed up to an additional 1,000 square feet per acre. The Plan Commission and Town Board may grant an exception to the limit of 600 square feet, up to a maximum of 1,000 square feet in total size, for those properties in the R-1, R-2 and R-3 Zoning Districts without attached garages. Property owners within 200 feet shall be notified of the date when the application is reviewed by the Plan Commission. The sizes of accessory structures in the TR, CR-A and CR-B Zoning Districts may be increased by conditional use permit if the accessory buildings existed at the time the lot was platted and if buildings have been deemed

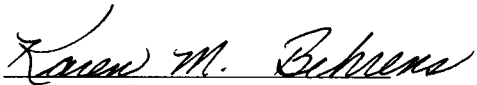
by the Landmarks Commission and Plan Commission to be of historic or preservative value as determined by Sec. 320-63 of this chapter.

All other provisions of this ordinance shall remain the same. This ordinance shall be in full force and effect upon its passage and publication as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, this 3rd day of January, 2007.



David M. Valentine
Town Chairman



Karen Behrens
Town Clerk