

**TOWN OF CEDARBURG
ORDINANCE NO. 2014-5**

An Ordinance to Amend Chapter 320 Zoning, of the Town of Cedarburg Code of Ordinances, Ozaukee County, Wisconsin, relating to accessory structure size.

- WHEREAS,** The Town of Cedarburg is a body corporate and politic; and
- WHEREAS,** the Town Board exercises village powers by Ch. 61, Wis. Stats.; and
- WHEREAS,** the Plan Commission has reviewed Chapter 320 regarding accessory structure size in residential districts, has reviewed this ordinance, and has made a favorable recommendation to the Town Board for its adoption; and
- WHEREAS,** the Town Board held a public hearing regarding the proposed amendments, a notice of which was published twice, once at least ten days prior to the date of the hearing,

NOW, THEREFORE, BE IT ORDAINED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, that Chapter 320 Zoning of the Town of Cedarburg Code of Ordinances is hereby amended to read as follows:

**(The text modified with a strikethrough shall be deleted).
(The text modified with an underline shall be added).**

§ 320-30. CR-A Countryside Residential A District.

C. Accessory uses. No accessory structures shall be permitted prior to the construction of the principal structure. Accessory structures in this zoning district shall not exceed a total of ~~600~~ 1,000 square feet for the first acre plus 100 square feet for each additional 1/4 acre up to ~~4,000~~ 1,500 square feet total, except that existing agricultural buildings exceeding 1,000 square feet may be permitted by a conditional use permit only. Man-made recreational or wildlife ponds with a pond permit are allowed.

§ 320-32. TR Transitional Residential District.

C. Accessory uses.

- (1) Detached accessory structures in this zoning district shall not exceed a total of ~~600~~ 1,000 square feet for the first acre plus 100 square feet for each additional 1/4 acre up to 1,500 square feet total, except that existing agricultural buildings exceeding 600 square feet may be permitted by a conditional use permit only.

§ 320-33. TR-2 Transitional Residential 2 District.

C. Accessory dwellings.

- (1) Detached accessory structures in this zoning district shall not exceed a total of ~~600~~ 1,000 square feet for the first acre plus 100 square feet for each additional 1/4 acre up to 1,500 square feet total, except that existing agricultural buildings exceeding 600 square feet may be permitted by a conditional use permit only.

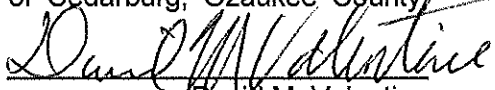
§ 320-109. Placement restrictions in residential districts.

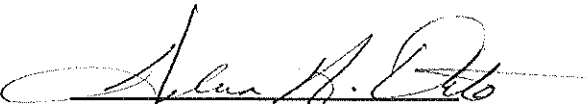
~~(2) Except as otherwise provided in this section, detached accessory buildings shall not be constructed in a size greater than 600 square feet in the TR Residential and CR-A Countryside Residential Zoning Districts. For lots in said districts that consist of more than one acre of land, then a detached accessory building may be constructed up to an additional size of 100 square feet for each additional 1/4 acre of land up to a maximum of 1,000 square feet total for the detached accessory building. Lots zoned R-1, R-2 and R-3 single-family residential are allowed a maximum of 1,000 square feet of detached accessory building space regardless of lot size (so long as they meet minimum lot size requirements). 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 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 § 320-63 of this chapter.~~

**(The above text modified with a strikethrough shall be deleted).
(The above text modified with an underline shall be added).**

This ordinance shall be in full force and effect upon its passage and posting as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, this 2nd day of April, 2014.


David M. Valentine
Town Chairman


Debra Otto: Town Clerk