

## ORDINANCE 2007-12

### AN ORDINANCE TO AMEND SECTION 17.14 OF THE CODE OF ORDINANCES FOR THE VILLAGE OF STURTEVANT, RACINE COUNTY, WISCONSIN RELATING TO ACCESSORY BUILDINGS

The Village Board of the Village of Sturtevant, Racine County, Wisconsin, do ordain as follows:

1. That Section 17.14 of the Municipal Code be, and here is, amended to read as follows:

“(1) LIMITATIONS.

(a) Detached Buildings.

1. Accessory buildings which are not part of the main building shall comply with the following requirements:

- a. For lots with an area of 12,000 sq. ft. or greater, the owner may construct one building of 900 sq. ft. or less, and a second building of 150 sq. ft. or less. If installing only one building, the owner may construct a building of 1,050 sq. ft. or less.
- b. For lots with an area less than 12,000 sq. ft, the owner may construct one building of 600 sq. ft. or less, and a second building of 150 sq. ft. or less. If installing only one building, the owner may construct a building of 750 sq. ft. or less.
- c. Notwithstanding the above subsections, accessory buildings shall not occupy more than 50% of the rear yard area.
- d. Accessory buildings shall not exceed 15 feet in height, as measured to the top of the roof ridge board from the surrounding ground elevation.
- e. Accessory buildings shall not be nearer than 8 feet to any lot line, except that buildings on or with respect to lots existing prior to the adoption of Ordinance 2003-32 (i.e., October 7, 2003) shall not be nearer than 4 feet to any lot line. Where a private garage has an entrance facing an alley, the entrance shall not be located nearer than 10 feet from the nearest alley line.

(b) Attached Buildings.

Where an accessory building is part of the main building, the side and rear yard requirements of the main building shall apply to the accessory building, unless specific applicable zoning district regulations require different distances, in which case the latter shall apply. Private garages on lots with an area less than 12,000 sq. ft. shall not be more than 15 feet in height as measured to the top of the roof ridge board from the surrounding ground elevation, nor shall they be larger than 900 sq. ft.

(2) No person shall install any concrete slab intended for future construction of an accessory building without first submitting to the Building Inspector a drawing showing the exact location of the slab in relation to lot lines and existing buildings. The Building Inspector shall have the authority to require placement of an accessory building in a location that complements the location and use of structures on adjoining properties, and preserves continuity of open space within the lot. If the Building Inspector finds everything in compliance with the Village ordinances, he will then issue a permit for the installation of the slab. There shall be no charge for such permit, but the Building Inspector shall inform any person requesting a slab permit of all other permits and fees required for the actual construction of any accessory building.

(3) EXCEPTIONS.

The above subsections shall have no applicability to parcels of land in excess of 45 acres.”

2. This ordinance shall take effect upon adoption and publication as provided by law.

Adopted by the Village Board of the Village of Sturtevant, Racine County, Wisconsin, this 4<sup>th</sup> day of September, 2007.

VILLAGE OF STURTEVANT

By: \_\_\_\_\_  
Steve Jansen, President

Attest: \_\_\_\_\_  
Mary Hanstad, Clerk/Deputy Treasurer