

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

Table of Contents

1.0 SECTION 1.0 – Introduction	7
1.1. Authority	7
1.2. Purpose.....	7
1.3. Intent	7
1.4. Abrogation and Greater Restrictions.....	7
1.5. Interpretation	7
1.6. Severability	8
1.7. Repeal.....	8
1.8. Title.....	8
1.9. Effective Date	8
2.0 SECTION 2.0 - General Provisions	9
2.1. Jurisdiction	9
2.2. Compliance.....	9
2.3. Building Permit.....	9
2.4. Site Restrictions.....	10
2.5. Use Restrictions.....	10
2.6. Reduction or Joint Use	11
2.7. Airport Approach Protection.....	11
2.8. Violations.....	11
2.9. Penalties	11
3.0 SECTION 3.0 – Zoning Districts.....	12
3.1. Establishment of Districts.....	12
7. Commercial Recreational (CR).....	12
3.2. Zoning Map.....	12
3.3. Rules of Interpretation of Zone Boundaries.....	12
3.4. Limited Number of Buildings.....	13
3.5. Zone Regulations	13
3.6. Home Occupations and Professional Home Offices in Dwellings	13
3.7. Zoning Controls	13
• R-1 - RESIDENTIAL DISTRICT.....	14

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

• R-2 - RESIDENTIAL DISTRICT	15
• B - BUSINESS DISTRICT	16
• I - INDUSTRIAL DISTRICT.....	17
• A – AGRICULTURE DISTRICT	18
• C - CONSERVANCY DISTRICT.....	20
• CR COMMERICAL RECREATIONAL DISTRICT (see page 53)	21
4.0 SECTION 4.0 Conditional Uses	22
4.1. Review and Approval.....	22
4.2. Public and Semipublic Uses.....	22
4.3. Residential Uses	23
4.4. Mineral Extraction	23
4.5. Town Houses	24
4.6. Planned Development Groups	24
4.7. Junk, Salvaging and Recycling Services	25
4.8. Recreational Uses	26
4.9. Campgrounds and Camping Resorts	26
5.0 SECTION 5.0 Traffic, Parking and Access	27
5.1. Traffic Visibility	27
5.2. Access Requirements	27
5.3. Highway Access and Setback Requirements	27
5.4. Loading Requirements.....	28
• Size and Location.....	28
5.5. Parking Requirements	28
6.0 SECTION 6.0 - Modifications	30
6.1. Height	30
6.2. Yards	30
6.3. Additions	31
6.4. Average Street Yards.....	31
6.5. Noise.....	31
6.6. Screening Regulations	31
6.7. Highway and Water Setback Requirements	31

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

6.7.1. Highway Setbacks 31

6.7.2. Arterial Streets..... 31

6.7.3. Collector Streets 31

6.7.4. Local Roads 32

6.8. Reduced Building Setbacks..... 32

6.9. Area Required for Rubbish Containers..... 32

6.10. Parking on Lawns..... 32

6.11. Number of Tenants..... 32

6.12. Satellite Dish Antennas..... 32

7.0 SECTION 7.0 - Signs 34

7.1. Permitted Locations of Signs 34

7.2. Types of Signs, Maximum Size, Number and Location..... 34

 Type 1..... 34

 Type 2..... 34

 Type 3..... 34

 Type 4..... 34

 Type 5..... 35

 Type 6..... 35

 Type 7..... 35

 Type 8..... 35

7.3. Prohibited Characteristics of Signs..... 35

7.4. Existing Signs 35

7.5. Bonds and Insurance 36

8.0 SECTION 8.0 – Nonconforming Uses, Structures and Lots 37

8.1. Existing Nonconforming Uses..... 37

8.2. Abolishment or Replacement..... 37

8.3. Existing Nonconforming Structures..... 37

8.4. Changes and Substitutions 37

8.5. Substandard Lots 37

8.6. Nonconforming Signs 38

9.0 SECTION 9.0 Performance Standards..... 39

9.1. Compliance..... 39

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

9.2. Sound..... 39

9.3. Vibration 39

9.4. Radioactivity and Electrical Disturbances 39

9.5. Odors 39

9.6. Toxic or Noxious Matter 39

9.7. Glare and Heat..... 39

10.0 SECTION 10.0 - Definitions..... 41

 Accessory Use or Structure..... 41

 Alley 41

 Arterial Street 41

 Basement..... 41

 Bed and Breakfast..... 41

 Bording House 41

 Building 41

 Building Areas 42

 Building Heights..... 42

 Centerline 42

 Collector Street..... 42

 Conditional Uses 42

 Corner Lot 42

 Dwelling 42

 Dwelling Unit 42

 End of Taper..... 42

 Essential Services..... 43

 Expressway..... 43

 Family..... 43

 Floodplain 43

 Freeway..... 43

 Front Yard..... 43

 Frontage..... 43

 Group Home (Developmental Care) 43

 Home Occupation 44

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

Interchange..... 44

Intersecting Highway 44

Junk Yard 44

Living Rooms 44

Loading Area 44

Local Street 44

Lot 45

Lot Lines and Area 45

Lot Width 45

Mobile Homes 45

Motel 45

Nonconforming Uses or Structures 45

Parking Lot 45

Parking Space..... 45

Parties in Interest..... 46

Professional Home Offices..... 46

Rear Yard 46

Satellite Antenna 46

Side Yard 46

Signs..... 46

Street (amended see page 55) 46

Street Width (see page 55)..... 47

Structure 47

Structural Alterations..... 47

Turning Lanes..... 47

Trailers..... 47

Utilities..... 47

Variance 47

Yard 47

Zoning Agency..... 47

11.0 SECTION 11.0 – Board of Appeals..... 48

12.0 SECTION 12.0 - Enforcement..... 49

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

13.0 SECTION 13.0 - Amendments..... 50

ORDINANCE NO. Chapter 13 Section 3.51 50

 PARKLAND DEDICATION ORDINANCE – See Page 60-61 50

14.0 SECTION 14.0 - Annexations 51

15.0 SECTION 15.0 – Conflicting Provisions Repealed 52

04-03-15 CREATION OF COMMERCIAL RECREATIONAL DISTRICT..... 53

 • CR - COMMERCIAL RECREATIONAL DISTRICT..... 53

ORDINANCE AMENDING ZONING CODE REGARDING STREET WIDTH 55

 • SECTION 1. 55

 • SECTION 2. 55

 Street Width 55

 • SECTION 3. 55

 Street (Section 10.0 Definitions)..... 55

ORDINANCE AMENDMENT (Zoning) #4.3 56

 CONDITIONAL USES..... 56

 4.3 Residential Uses 56

ORDINANCE AMENDMENT (ZONING)..... 57

 GENERAL PROVISIONS 2:05 USE RESTRICTIONS 57

 UNDERGROUND UTILITIES 57

 A. Lines to be Underground in Newly platted Areas..... 57

 B. Utility Easements 57

 C. Lines to be Underground in Existing Plats 58

 D. Street Lighting..... 58

 E. Permits for Utility Services 58

AN ORDINANCE CREATING SECTION 5-01 (J)..... 59

 10.0 SECTION 5-01 (J) 59

ORDINANCE NO. Chapter 13 Section 3.51 60

PARKLAND DEDICATION ORDINANCE 60

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

INTRODUCTION

1.0 SECTION 1.0 – Introduction

1.1. Authority

These regulations are adopted under the authority granted by Sections 61.35, 62.23 and 87.30 of the Wisconsin Statutes. Therefore, the Village of Warrens, Wisconsin does ordain as follows:

1.2. Purpose

The purpose of this ordinance is to promote the health, safety, prosperity, aesthetics, and general welfare of this community.

1.3. Intent

It is the general intent of this ordinance to regulate and restrict the use of all structures, lands and waters; regulate and restrict lot coverage, population distribution and density, and the size and location of all structures so as to:

- lessen congestion in and promote the safety and efficiency of the streets and highways, secure safety from fire, flooding panic and other dangers,
- provide adequate light, air, sanitation, and drainage,
- prevent overcrowding,
- avoid undue population concentration,
- facilitate the adequate provision of public facilities and utilities,
- stabilize and protect property values,
- further the appropriate use of land and conservation of natural resources,
- preserve and promote the beauty of the community and implement the community's development plan or plan components.

It is further intended to provide for the administration and enforcement of this ordinance and to provide penalties for its violation.

1.4. Abrogation and Greater Restrictions

It is not intended by this ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, ordinances, rules, regulations or permits previously adopted or issued pursuant to laws. However, wherever this ordinance imposes greater restrictions, the provisions of this ordinance shall govern.

1.5. Interpretation

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the Village and shall not be deemed a

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

limitation or repeal or any other power granted by the Wisconsin Statutes. All references to state statutes are intended to include any subsequent revisions or amendments.

1.6. Severability

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

1.7. Repeal

All other ordinances or parts of ordinances of the village inconsistent or conflicting with this ordinance, to the extent of the inconsistency only, are hereby repealed.

1.8. Title

This ordinance shall be known as, referred to or cited as the "ZONING ORDINANCE" VILLAGE OF WARRENS, WISCONSIN.

1.9. Effective Date

This ordinance shall be effective after a public hearing of adoption by the Village Board and publication or posting as provided by law.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

GENERAL PROVISIONS

2.0 SECTION 2.0 - General Provisions

2.1. Jurisdiction

The jurisdiction of this ordinance shall include all lands and waters which are located within the limits of the Village of Warrens.

2.2. Compliance

No structure, land or water shall hereafter be used, and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without a zoning permit except accessory structures and without full compliance with the provisions of this ordinance and all other applicable local, county, and state regulations.

The Duty of the Planning Committee, with the aid of the Village Clerk, shall be to investigate all complaints, give notice of violations, and to enforce the provisions of this ordinance. The Village Clerk and his duly appointed deputies may enter at any reasonable time onto any public or private land or waters to make a zoning inspection.

2.3. Building Permit

Applications for a building permit shall be made in duplicate to the Village Clerk on forms furnished by the Village Clerk and shall include the following where applicable:

- Names and Addresses of the applicant, owner of the site, architect, professional engineer, or contractor.
- Description of the Subject Site by lot, block, and recorded subdivision or by metes and bounds; address of the subject site; type of structure; existing and proposed operation or use of the structure or site; number of employees and the zoning district within which the subject site lies.
- Plat Plan or Survey showing the location, boundaries, dimensions, slope of terrain, uses and size of the following: subject site, existing and proposed structures, existing and proposed easements, streets and other public ways, off-street parking, loading areas and driveways, existing highway access restrictions, existing and proposed street, side, and rear yards. In addition, the plat of survey shall show the location, slope or terrain and use of any abutting lands and their structures within forty (40) feet of the subject site.
- Proposed Sewage Disposal Plan if the municipal sewerage service is not available. This plan shall be approved by an appropriate competent authority who shall certify in writing that satisfactory, adequate, and safe sewage disposal is possible on the site as proposed by the plan in accordance with applicable local, county and state health regulations.
- Proposed Water Supply Plan if municipal water service is not available. This plan shall be approved by an appropriate competent authority who shall certify in writing that an adequate

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

and safe supply of water will be provided in accordance with applicable local, county and state health regulations.

- Additional Information as may be required by the village.

A building permit shall be granted or denied in writing by the Village Clerk within thirty (30) days. The permit shall expire within nine (9) months unless substantial work has commenced. Any permit issued in conflict with the provisions of this ordinance shall be null and void.

2.4. Site Restrictions

No land shall be used, or structure erected where the land is held unsuitable for such use or structure by the Village Board by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility or any other feature likely to be harmful to the health, safety, prosperity aesthetics and general welfare of this community. The Village Board, in applying the provisions of the section, shall in writing recite the particular facts upon which it bases its conclusion that the land is not suitable for certain uses. The applicant shall have an opportunity to present evidence contesting such unsuitability if he so desires. Thereafter, the Village Board may affirm, modify, or withdraw its determination of unsuitability.

- All Lots shall abut upon a public street and each fan-shaped lot shall have a minimum street frontage of sixty (60) feet.
- No Building Permit shall be issued for a lot which abuts a public street that has not been dedicated to its required width.
- Private Sewer and Water in any district where a public water supply or public sewerage service is not available, the lot area shall be determined in accordance with Chapter ILHR 85 of the Wisconsin Administrative Code.

2.5. Use Restrictions

The following use restrictions and regulations shall apply:

- Principal Uses. Only those principal uses specified for a district, their essential services and the following uses shall be permitted in that district.
- Accessory Uses and structures are permitted in any district but not until their principal structure is present or under construction.
- Conditional Uses and their accessory uses are considered as special uses requiring review, and approval by the Village Planning Committee.
- Unclassified or Unspecified Uses may be permitted by the Zoning Board of Appeals after the local Planning Committee has made a review and recommendation provided that such uses are similar in character to the principal uses permitted in the district.
- Temporary uses such as real estate sales field offices or shelters for materials and equipment being used in the construction of a permanent structure may be permitted by the Zoning Board of Appeals.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

- Performance Standards listed in Section 9.0 shall be complied with by all uses in all districts.
- Underground Utilities (see pages 58-59)

2.6. Reduction or Joint Use

No lot, yard, parking area, building area or other space shall be reduced in area or dimension so as not to meet the provisions of this ordinance. No part of any lot, yard, parking area or other space required for a structure or use shall be used for any other structure or use.

2.7. Airport Approach Protection

This section is not used.

2.8. Violations

It shall be unlawful to construct or use any structure, land, or water in violation of any of the provisions of this ordinance. In case of any violation, the Village President, the Village Clerk, the Planning Committee, or any person who would be specifically damaged by such violation may institute appropriate action or proceeding to enjoin a violation of this ordinance.

Violators of this ordinance shall be issued a warning of their violation and if corrective actions are not taken within 10 days the Village may institute penalties.

2.9. Penalties

Any person, firm or corporation who fails to comply with the provisions of this ordinance shall upon conviction thereof, forfeit not less than \$10.00 nor more than \$100.00 and costs correcting violation and costs of prosecution for each violation and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payment thereof, but not exceeding thirty (30) days. Each day a violation exists or continues shall constitute a separate offense.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ZONING DISTRICTS

3.0 SECTION 3.0 – Zoning Districts

3.1. Establishment of Districts

Seven zoning districts are provided as follows:

1. Residential (R-1)
2. Residential (R-2)
3. Business (B)
4. Industrial (I)
5. Agriculture (A)
6. Conservancy (C)
7. Commercial Recreational (CR)

Boundaries of these Districts are hereby established as shown on a map entitled "Warrens Zoning District Map" dated December 14, 2023, which accompanies and is part of this ordinance. Such boundaries shall be construed to follow corporate limits, U.S. Public Land Survey Lines, lot or property lines, centerlines of streets, highways, alleys, easements and railroad rights-of-way or such lines extended unless otherwise noted on the zoning map.

Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.

3.2. Zoning Map

A certified copy of the zoning map shall be adopted and approved with the text as part of this ordinance and shall bear upon its face the attestation of the President and Village Clerk and shall be available to the public in the office of the Village Clerk.

Changes thereafter to the districts shall not be effective until entered and attested on this certified copy.

3.3. Rules of Interpretation of Zone Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the zoning map, the following rules shall apply:

Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.

Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

Boundaries indicated as approximately following municipal boundaries shall be construed as following municipal boundaries.

Boundaries indicated as following railroad right-of-way lines shall be construed as following railroad right of way lines.

Boundaries indicated as parallel to, or extensions of, features indicated in the preceding shall be so construed. Distances not specifically indicated on the zoning map shall be determined by the scale of the map.

3.4. Limited Number of Buildings

There shall be not more than (1) principal dwelling and (2) accessory structures including a private garage in an R-1 zone except as provided in Section 3.7.

3.5. Zone Regulations

No person shall use land or a building on structure or erect, construct, reconstruct, move, or structurally alter a building, structure, or part thereof, except in conformance with the following regulations.

Permitted uses in each zone shall be mutually exclusive i.e. only those uses identified and listed for each zone are permitted except as otherwise indicated.

3.6. Home Occupations and Professional Home Offices in Dwellings

- Where permitted. Within a single dwelling unit and only to the person or persons maintaining a dwelling therein provided that only two such nonresident persons shall be employed in the home occupation.
- Evidence of Use. One (1) sign having an area of not more than four (4) square feet shall be permitted.

3.7. Zoning Controls

See attached Zoning Controls Chart (pages 14-20 and page 53)

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ZONING CONTROLS CHART

• **R-1 - RESIDENTIAL DISTRICT**

PURPOSE	The R-1 Residential District is intended provide equal pleasant living area protected from traffic, congestion, and incompatible land uses. This district is designed to maintain compact residential development near existing residential areas and is presently served or readily serviceable by public sewer and water.
PRINCIPAL PERMITTED USES	<ol style="list-style-type: none"> 1. Single and two-family homes. 2. Home occupations and professional home offices. 3. Neighborhood Park or playground.
ACCESSORY USES	<ol style="list-style-type: none"> 1. One private garage and accessory building. 2. Essential services.
CONDITIONAL USES	<ol style="list-style-type: none"> 1. Home occupations conducted in accessory buildings. 2. Churches, schools, libraries, hospitals, community centers, Bed and Breakfast Inns, utility structures, provided they are enclosed in an eight (8) foot or higher protection fence, cemeteries. 3. Municipal office buildings. 4. Structures built on (20%) or greater slopes. 5. Uses as specified in Section 4.0.
PROHIBITED USES	All uses not specifically permitted.
MINIMUM LOT AREA	9000 square feet per dwelling unit in a single or two-family dwelling.
MINIMUM LOT WIDTH	75 feet
MINIMUM YARDS	<p>FRONT - Fifty feet (50') from the centerline of the street or seventeen feet (17') from the right-of-way, whichever is greater.</p> <p>REAR – Twenty feet (20')</p> <p>SIDE – Ten feet (10') for principal structures and five feet (5') for accessory structures.</p>
MAXIMUM BUILDING HEIGHT	Thirty-five feet (35')
MAXIMUM LOT COVERAGE	No more than fifty (50) percent of the lot may be covered by structures.
PERCENT SLOPE	No structure shall be permitted on slopes twenty percent (20%) or greater, except as a conditional use.
MODIFICATIONS	Requirements stipulated above may be modified in accordance with Section 6.0.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ZONING CONTROLS CHART

• **R-2 - RESIDENTIAL DISTRICT**

PURPOSE	The R-2 Residential District is intended provide a quiet, pleasant living area protected from traffic, congestion, and incompatible land uses. This district is in areas presently served or readily serviceable by public water and/or water. For this district, compact development near existing residential areas is encouraged.
PRINCIPAL PERMITTED USES	<ol style="list-style-type: none"> 1. Three or more-unit dwellings. 2. Home occupations and professional home office. 3. Neighborhood Park or playground. 4. Parking and loading area (See Section 5.4 and 5.5)
ACCESSORY USES	<ol style="list-style-type: none"> 1. Private garage and accessory building. 2. Essential services.
CONDITIONAL USES	<ol style="list-style-type: none"> 1. Structures built on (20%) or greater slopes. 2. Home occupations conducted in accessory buildings. 3. Churches, schools, libraries, hospitals, community centers, public buildings; utility structures, provided they are enclosed in an eight (8) foot or higher protection fence; cemeteries. 4. Uses as specified in Section 4.0
PROHIBITED USES	All uses not specifically permitted.
MINIMUM LOT AREA	3,500 square feet per dwelling unit.
MINIMUM LOT WIDTH	One hundred feet (100')
MINIMUM YARDS	<p>FRONT - Fifty feet (50') from the centerline of the street or seventeen feet (17') from the right-of-way, whichever is greater.</p> <p>REAR – Twenty-five feet (25')</p> <p>SIDE – Ten feet (10') for principal structures and five feet (5') for accessory structures.</p>
MAXIMUM BUILDING HEIGHT	Thirty-five feet (35')
MAXIMUM LOT COVERAGE	No more than sixty (60) percent of the lot may be covered by structures.
PERCENT SLOPE	No structure shall be permitted on slopes twenty percent (20%) or greater, except as a conditional use.
MODIFICATIONS	Requirements stipulated above may be modified in accordance with Section 6.0.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ZONING CONTROLS CHART

• **B - BUSINESS DISTRICT**

PURPOSE	The Business District provides an area for commercial, and business uses in the Central Business District and other areas of compact development served by public sewer and water.
PRINCIPAL PERMITTED USES	Business Services such as: appliance dealers; art, gift, jewelry and notions shops; bakeries, insurance & real estate offices; barber shops; beauty parlors; banks and financial institutions; clinics; clothing stores; drug stores and pharmacies; eating and drinking establishments; florists; food lockers; fruit, vegetable, meat, fish, grocery, supermarkets, and other retail food stores; furniture, department, and hardware stores; hotels, motels, motor lodges, and inns; laundries; liquor stores; music, radio and television stores; newsstands; offices; optical stores; parking lots; places of entertainment; retail stores; sporting goods stores; clubs, fraternal organizations, and lodges operated for profit; vehicular sales and service; gasoline stations; funeral homes; municipal buildings. The above by way of illustration not exclusion. Parking and loading areas (see Section 5.4 and 5.5).
ACCESSORY USES	Residential uses as part of a principal business structure. Essential Services
CONDITIONAL USES	Drive-In establishments for eating and drinking; buildings on slopes 20% or greater; residential buildings as a principal use. Churches & Preschools. Uses as specified in Section 4.0
PROHIBITED USES	Manufacturing Operations
MINIMUM LOT AREA	Five thousand (5000) square feet.
MINIMUM LOT WIDTH	No restrictions.
MINIMUM YARDS	FRONT – Fifteen feet (15') from Village right of way. SIDE – Fifteen feet (15') where adjacent to a Residential District; otherwise, no restrictions. REAR - Twenty feet (20') where adjacent to a Residential District; otherwise, no restrictions.
MAXIMUM BUILDING HEIGHT	Fifty feet (50'). Forty-five feet (45') adjacent to Residential Districts.
PERCENT SLOPE	No building shall be permitted on slopes twenty percent (20%) or greater, except as a conditional use.
MODIFICATIONS	Requirements stipulated above may be modified in accordance with Section 6.0.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ZONING CONTROLS CHART

• **I - INDUSTRIAL DISTRICT**

PURPOSE	The I - Industrial District provides areas best suited for industrial development because of location, topography, existing facilities, and relationship to other land uses. Uses incompatible with industry are not to be permitted.
PRINCIPAL PERMITTED USES	Manufacturing, processing, parts assembly, repairing or warehouse use, wholesale establishments. Parking and loading areas (see Section 5.4 and 5.5).
ACCESSORY USES	Essential services.
CONDITIONAL USES	Structures built on slopes 20 percent (20%) or greater. Uses as specified in Section 4.0.
PROHIBITED USES	Uses which as determined by the Planning Committee may be a nuisance or cause a threat to health and public safety or which may place constraints on public facilities.
MINIMUM LOT AREA	10,000 square feet if sewerred; 15,000 square feet if not sewerred.
MINIMUM LOT WIDTH	100 feet (100')
MINIMUM YARDS	FRONT – Thirty feet (30') from the street right of way line. REAR – Thirty feet (30') where adjacent to a Residential District; 10 feet otherwise. SIDE - Twenty feet (20') where adjacent to a Residential District; 10 feet otherwise.
BUILDING HEIGHT	50 feet if within 40 feet of a residential district; otherwise, 100 feet.
MINIMUM LOT DEPTH	100 feet if sewerred; 200 feet if not sewerred.
SANITARY CRITERIA (WHEN NO PUBLIC SEWER)	No more than 75 percent of the minimum lot area shall be on a slope greater than 12 percent or of soil conditions unsuitable for septic tanks. (At least 25 percent of the lot area shall be under 12 percent and with soil suitable for septic tanks.)
PERCENT SLOPE	No building shall be permitted on slopes 20 percent or greater, except as a conditional use.
SITE PLANNING	When an application for a building and zoning permit is submitted, the owner or developer shall also submit a site plan of the proposed development showing the location of the building, required setback lines, internal streets and parking areas, landscaping, screening, adequate street lighting, and other information as may be required by the Village Clerk.
MODIFICATIONS	Requirements stipulated above may be modified in accordance with Section 6.0.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ZONING CONTROLS CHART

• **A – AGRICULTURE DISTRICT**

PURPOSE	The A-Agriculture District is intended to preserve productive farmlands and to protect farming operations from conflicting land uses. Further, this District is designed to prevent the inefficient spread of urban development into agriculture areas that are inadequately served by public facilities. Finally, this District is designed to comply with the provisions of the Wisconsin Farmland Preservation Law, so the eligible farmers will qualify to receive tax credits under the provisions of Chapter 91 of the Wisconsin Statutes.
PRINCIPAL PERMITTED USES	<ol style="list-style-type: none"> 1. Clean farming operations which do not cause noxious odor noise, or other health and sanitation hazards. 2. Forestry, nurseries, orchards, specialty cropping, cranberry bogs, and similar agricultural production operations. 3. In season, removable roadside stands for the sale of farm products produced on the premises, and up to two (2) signs not larger than ten (10) square feet each for advertising the permitted roadside stand. 4. Farm dwellings which serve as the principal residence for the owner, operators, and employees of the agricultural enterprise. 5. Home occupations and professional home offices.
PERMITTED ACCESSORY USES	<ol style="list-style-type: none"> 1. Essential services. 2. Private garages. 3. Accessory structures customarily incidental to the operations of the agricultural enterprise.
CONDITIONAL USES	<ol style="list-style-type: none"> 1. Single-family dwellings occupied by the parents or children of the principal farm operator. 2. Enterprises engaged in the sale and service of machinery used in agricultural production. 3. Facilities for the centralized bulk collection, storage, and distribution of agricultural products to wholesale and retail markets. 4. Storage and sale of seeds, feeds, and similar products which are essential to agricultural production. 5. Public uses such as churches, schools, cemeteries, parks and recreational areas, public buildings, utility buildings and structures. 6. Other uses which are essential for the support of agricultural production, provided that such uses do not conflict with the purposes of the A-Agriculture Zoning District. 7. Structures built on slopes of twenty percent (20%) or greater.
PROHIBITED USES	All uses not specifically permitted.
MINIMUM LOT AREA	<p>5 Acres for agricultural operations. 1/2 Acre for permitted dwellings. 5 Acres for business enterprises supporting agricultural production.</p>
MINIMUM YARDS	<p>FRONT - Ninety (90) feet from the centerline of the street or fifty—seven (57) feet from the street right of way line, whichever is the greater. SIDE & REAR - Fifty (50) feet for all buildings.</p>
MAXIMUM BUILDING	One hundred (100) feet.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

HEIGHT	
MODIFICATIONS	Requirements stipulated above may be modified in accordance with Section 6.0.
SANITARY CRITERIA	All permitted uses requiring a septic system shall conform to the standards in the Wisconsin State Plumbing Code.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ZONING CONTROLS CHART

- **C - CONSERVANCY DISTRICT**

PURPOSE	<p>The C-Conservancy District delineates those areas where substantial development of the land in the form of buildings or structures is prohibited due to:</p> <ol style="list-style-type: none"> 1. Special or unusual conditions of topography, drainage, shorelands, wetlands, flood plain, or other natural conditions, whereby considerable damage to buildings or structures and possible loss of life may occur due to the processes of nature. 2. The lack of proper facilities or improvements resulting in the land not being suitable for improvement at the present time. 3. Potential future public use and benefit as a recreational trail in the case of the abandonment of a railroad line. <p>The C-Conservancy District also delineates areas subject to flooding by adjacent lakes or streams and deemed unsuitable for development. This District provides for the preservation and protection of scenic, historic, scientific, and biologically important areas, abandoned railroad rights-of-way and for the protection of ground water sources.</p>
PRINCIPAL PERMITTED USES	Soil and water conservation, forestry under professional guidance, flood plain, wildlife habitat, drainage, water measurement and water control facilities, grazing under professional guidance, orchards, utilities and wild crop harvesting, Village Park land, and railroad operations if within the right-of-way of an existing rail line.
ACCESSORY USES	Essential uses.
CONDITIONAL USES	Recreation uses.
PROHIBITED USES	No structures permitted except those housing essential services accessory to the principal or permitted uses. Uses involving the dumping, filling, cultivation, mineral, soil, or peat removal or any other use that would disturb the natural landforms or topography. All uses not specifically permitted.
MINIMUM LOT AREA	None.
MINIMUM LOT WIDTH	None.
MINIMUM YARDS	FRONT - None. REAR - None. SIDE - None.
BUILDING HEIGHT	45 feet maximum.
MINIMUM LOT DEPTH	Not Applicable
OTHER	For Shoreland and Wetland Development Standards see Villages Shoreland and Wetland Zoning Ordinance.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

- CR COMMERCIAL RECREATIONAL DISTRICT (see page 53)

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

CONDITIONAL USES

4.0 SECTION 4.0 Conditional Uses

4.1. Review and Approval

The Planning Committee shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation. The Planning Committee may call a public hearing if deemed necessary.

Any development within five hundred (500) feet of the existing or proposed right-of-way of freeways and expressways and within one-half mile of the existing or proposed interchange or turning lane rights-of-way shall be specifically reviewed by the highway agency that has Jurisdiction over the traffic way. The Planning Committee shall request such review and await the highway agency's recommendation for a period not to exceed twenty (20) days before taking final action.

Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Planning Committee upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

Compliance with all other provisions of this ordinance such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses.

4.2. Public and Semipublic Uses

The following public and semipublic uses shall be conditional uses and may be permitted as specified:

- Government and Cultural Uses such as administrative offices, fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds, and museums in all residential, business, and industrial districts.
- Utilities in all districts provided all principal structures and uses are not less than fifty (50) feet from any residential district lot line.
- Public Passenger Transportation Terminals and bus depots in all business and industrial districts provided all principal structures and uses are not less than one hundred (100) feet from any residential district boundary.
- Churches and Preschools in the R-1, R-2 and B districts.
- Public, Parochial, Private, Elementary and Secondary Schools in the R-1 and R-2 residential districts provided the lot area is not less than (1/2) acre and all principal structures are not less than fifty (50) feet from any lot line.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

- Colleges, Universities, Hospitals, Sanitariums, Religious, Charitable, Penal and Correctional Institutions, Cemeteries and Crematories in the R-1 and R-2 residential districts provided all principal structures are not less than 50 feet from any lot line.

4.3. Residential Uses

The following residential and quasi-residential uses shall be conditional uses and may be permitted as specified:

- Planned Residential Developments such as cluster developments, garden apartments, row housing and group housing in the residential districts. The proper preservation, care, and maintenance by the original and subsequent owners of the exterior design; all common structures, facilities, utilities, access, and open spaces shall be assured by deed restrictions enforceable by the community.

LOT	Area – Minimum of 3,500 square feet per dwelling unit. Width – One hundred (100) feet.
BUILDING	Area – Maximum lot coverage of sixty (60%) percent. Unit size – Minimum of 12 dwelling units.
YARDS	FRONT – Fifty feet (50) from the centerline of the street or seventeen (17) feet from the right-of-way, whichever is greater. REAR – Minimum of 20 feet. SIDE – Minimum 17 feet from street right-of-way, minimum 10 feet from property lines of development for principal structures five (5) feet for accessory structures.

- Donation of Public Park. One (1) out of every ten (10) acres or one (1) acre for every twenty-five (25) dwelling units, whichever is the least.
- Clubs, fraternities, lodges, and meeting places of a noncommercial nature in the R-1 and R-2 residential districts provided all principal structure are not less than twenty-five (25) feet from any lot line.
- Rest Homes, nursing homes, homes for the aged, clinics and children’s nurseries in the R-1 and R-2 residential districts. Provided all principal structures are not less than fifty (50) feet from any lot line.
- Group Homes in the R-1 and R-2 residential districts provided all principal structures are not less than ten (10) feet from any lot.
- EFFICIENCY APARTMENTS (see page 56)

4.4. Mineral Extraction

Mineral extraction operations including washing, crushing or other processing are conditional uses and may be permitted in the I - Industrial district provided:

- The application for the conditional use permit shall include an adequate description of the operation; a list of equipment, machinery and structures to be used; the source, quantity and disposition of water to be used; a topographic map of the site showing existing contours with

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

minimum vertical contour interval of five (5) feet, trees, proposed and existing access roads, the depth of existing and proposed excavations and a restoration plan.

- The Restoration Plan provided by the applicant shall contain proposed contours after filling, depth of the restored topsoil, type of fill, planting or reforestation, restoration commencement and completion dates. The applicant shall furnish the necessary fees to provide for the inspection and administrative costs and the necessary sureties which will enable the Village to perform the planned restoration of the site in event of default by the applicant. The amount of such sureties shall be based upon cost estimates prepared by the Engineer and the form and type of such sureties shall be approved by legal counsel.
- Screening Regulations shall be complied with in Section 6.6.
- The Conditional Use Permit shall be in effect for a period not to exceed two (2) years and may be renewed upon application for a period not to exceed two (2) years. Modifications or additional conditions may be imposed upon application for renewal.
- The Planning Committee shall particularly consider the effect of the proposed operation upon existing streets, neighboring development, proposed land use, drainage, water supply, soil erosion, natural beauty, character, and land value of the locality and shall also consider the practicality of the proposed restoration plan for the site.

4.5. Town Houses

The following standards and not the standards contained in the schedule of regulations shall be applied to the construction of town houses:

- The overall density shall not exceed 12 dwelling units per acre.
- The average lot width shall be at least 20 feet; however, no individual lot shall be narrower than 18 feet.
- The average maximum lot coverage of principal and accessory buildings shall not exceed 50 percent and no individual lot shall be covered more than 60 percent.
- The average front yard setback shall be 17 feet from the right-of-way line or 50 feet from the centerline of the street, whichever is greater.
- Side yards of not less than 17 feet in width shall be provided at least every 160 feet and for every corner lot.
- The rear yard shall be not less than 20 percent of the depth of the lot.
- No structure shall be higher than 3 stories or 35 feet.
- One off-street parking space of not less than 180 square feet in area, exclusive of access drive or aisle, shall be provided for each dwelling unit.

4.6. Planned Development Groups

Planned development groups shall be permitted in residential zones only after specific approval by the Planning Committee and the governing body.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

The application shall show the proposed use or uses, dimensions and locations of proposed structures and of areas to be reserved for vehicular and pedestrian traffic, parking, public uses such as schools and playgrounds, landscaping and other open spaces, architectural drawings and sketches showing design structures and their relationships , and such other information as may be requested by such bodies for a determination that it is desirable to deviate from certain other provisions of the ordinance.

The application shall be first referred to the Planning Committee for thirty (30) days for examination of the application for compliance with all applicable ordinances.

The following regulations shall apply:

- Spacing and Orientation of Building Groups
 - Exterior walls of opposite buildings shall be located no closer than a distance equal to the height of the taller building.
 - A building group shall not be so arranged that any permanently or temporarily occupied building is inaccessible to emergency vehicles.
- Circulation
 - There shall be an adequate, safe, and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space.
 - There shall be an adequate amount, in a suitable location, of pedestrian walks, malls, and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls, and public transportation loading places from general vehicular circulation facilities.
 - Buildings and vehicular circulation open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.
- Paving and Drainage
 - There shall be adequate design of grades, paving, gutters, drainage, and treatment of turf to handle storm waters and prevent erosion and formation of dust.
- Signs and Lighting
 - Signs and lighting devices shall be properly arranged with respect to traffic control devices and adjacent residential districts.

4.7. Junk, Salvaging and Recycling Services

- A. Pursuant to Village Junk and Junk Vehicle Ordinance 5-01 (J) (see page 60) junk and salvage yards are prohibited within the Village limits.
- B. Persons who occasionally engage in buying, selling, or gathering, delivering, shipping, storing, salvaging, and recycling of bottles, cans, metal, paper, rags, and plastics and where such operations are proposed to be conducted outside shall be required to apply for a Conditional Use Permit. Such a permit may be granted by the Planning Committee in any residential, business, or industrial zone if in their opinion such activity will not pose a nuisance or threat to health and public safety.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

Where such operations as stated above are to occur within an enclosed building or home, no conditional use permit is required .

- C. Persons engaged in a regular business involving buying, selling, gathering, delivering, storing salvaging, and recycling of bottles, metal, paper, rags, and plastics shall apply for a Conditional Use Permit. Conditions placed upon applicant by the Planning Committee prior to permit approval may require conducting operations in a manner the Committee feels necessary to avoid nuisance conditions and threats to health and public safety. Possible conditions imposed on applicant may involve conducting operations within an enclosed building, fence, or other structure and locating such operations within the business or industrial zoning districts. If a conditional use permit is approved, applicant shall be subject to a \$40.00 license fee which shall be renewed annually.
- License Application. Application for a license hereunder shall be made in writing to the Village Clerk stating:
 1. The location and description of the premises to be licensed.
 2. The nature of the business to be conducted on the premises.
 3. The type of construction of any building to be used in connection with the business.
 4. The applicant's name and address, and, if a firm or corporation, the names and addresses of all officers thereof.
- Screening Requirements. See Section 6.6.
- Operation. All operations shall comply with all standards of Section 9.0.

4.8. Recreational Uses

The following public recreational facilities shall be conditional uses and may be permitted as specified by the Planning Committee: archery ranges, bathhouses, beaches, boating, camps, conservatories, driving ranges, firearm ranges, golf courses, hunting, iceboating, marinas, riding academies, skating rinks, sport fields, swimming pools, snowmobile courses, resort lodges, and zoological and botanical gardens in the (I) Industrial district as allowed by the Planning Committee provided that the lot area is not less than one-half (.5) acre and all structures are not less than twenty-five (25) feet from any district boundary.

Commercial Recreation Facilities such as arcades, bowling alleys, clubs, dance halls, driving ranges, gymnasiums, lodges, miniature golf, fitness centers, pool and billiard halls, skating rinks, and theaters are conditional uses and may be permitted in the (B) Business and (I) Industrial districts.

4.9. Campgrounds and Camping Resorts

Private camping areas shall have a minimum size of one acre and shall comply with Chapter HSS 178 of the Wisconsin Administrative Code.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

TRAFFIC, PARKING AND ACCESS

5.0 SECTION 5.0 Traffic, Parking and Access

5.1. Traffic Visibility

A vision triangle shall be required at the intersection of any two existing or proposed highways, streets, or alleys. Within such vision triangle, no obstructions such as structures, fences, parking or vegetation shall be permitted in any district between the heights of two (2) feet and ten (10) feet above the plane through the mean pavement grade. The triangle area required is based on the class of highways at the intersection and is determined by a line connecting points on the centerlines of the two intersecting rights-of-way. The vision triangle shall consist of the area formed by the centerlines of the intersecting streets and a line connecting those centerlines at points on them three hundred (300) feet from a U.S or state highway intersection, two hundred (200) feet from county system highway and one hundred fifty (150) feet from local streets and highways.

5.2. Access Requirements

Adequate access to a public street shall be provided for each lot or parcel. Driveways shall be at least twelve (12) feet wide for one- and two-family dwellings except where such driveways enter onto a state system highway, in which case they shall be a minimum of sixteen (16) feet wide. In all other districts or to serve other uses, driveways shall have a minimum width of twenty-four (24) feet. In no case will driveways be wider than thirty-five (35) feet. Driveway openings shall be separated by islands with a minimum of twelve (12) feet between all driveway openings (edge to adjacent edge) and a minimum of five (5) feet from edge of driveway to lot lines. No more than one-half the frontage of any lot shall be occupied by a driveway or access openings.

Vehicular entrances and exits to drive-in theaters, banks, restaurants, motels, vehicular sales and service, garages, auto washing and public parking lots shall be not less than two hundred (200) feet from any pedestrian entrance or exit to a school, church, college, university, hospital, park, playground, library, or other place of public assembly.

5.3. Highway Access and Setback Requirements

No direct private access shall be permitted to the existing or proposed rights-of-way of any street, highway, or road without permission of the highway agency that controls that right-of-way.

No direct public or private access shall be permitted within one hundred thirty (130) feet of the intersection of the centerline of intersecting arterial highways or within eighty (80) feet of the intersection of the centerline of any intersecting collector or local road with an arterial road.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

5.4. Loading Requirements

In all districts, adequate loading areas shall be provided so that all vehicles loading, maneuvering, or unloading are completely off the public ways and so that vehicles need not back onto any public way.

- **Size and Location**

Each loading space shall be not less than twelve (12) feet in width, thirty-five (35) feet in length, have a minimum vertical clearance of fourteen (14) feet and may occupy all or any part of any required yard.

REQUIRED NUMBER OF OFF-STREET LOADING SPACES

USES	SQUARE FEET OF GROSS FLOOR AREA	REQUIRED OFF-STREET LOADING SPACES
School	None	1
Hospital	Under 10,000 From 10,000 – 30,000 For each additional 30,000 or major fraction thereof	None 1 1 additional
Funeral Home	None	1
Office, hotel, retail, service, wholesale, warehouse, manufacturing, processing, repairing uses and other	Under 10,000 From 10,000 – 25,000 From 25,002 – 40,000 From 40,001 – 60,000 From 60,001 – 100,000 For each additional 50,000 or major fraction thereof	None 1 2 3 4 1 additional

5.5. Parking Requirements

In all districts and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended, or increased, off-street parking stalls for all vehicles in accordance with the following:

- Adequate access to a public street shall be provided for each parking space and driveways shall be at least ten (10) feet wide for one- and two-family dwellings and a minimum of twenty (20) feet for all other uses.
- The size of each parking space shall be not less than one hundred eighty (180) square feet exclusive of the space required for ingress and egress. A single stall in a garage may replace any single required parking space.
- Location to be on the same lot as the principal use or not over two hundred (200) feet from the principal use.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

- Screening. All off-street parking areas containing spaces for five or more vehicles which are located in the residential districts, or in other districts within twenty-five (25) feet of an R-1 or R-2 district, shall be screened along the sides bordering the residential districts. Such screening, to be provided by the parking lot owner, may be an opaque fence six (6) feet high or a visual screen of evergreen type hedges or shrubs, spaced at intervals to provide an effective screen within five (5) years of establishment and reaching a height of at least six (6) feet. Fences or shrubs erected as screening in accordance with this section will conform with Section 6.2 of this ordinance.
- If parking lots are lighted, the lights shall be shielded to prevent undesirable glare or illumination of adjoining residential property.
- Surfacing. All off-street parking areas shall be graded and surfaced so as to be dust-free and properly drained. Any parking area for more than five (5) vehicles shall have the aisles and spaces clearly marked.
- Curbs or Barriers shall be installed to prevent the parked vehicles from extending over any lot lines.
- Number of parking stalls required are shown in the following table:

USES	MINIMUM PARKING REQUIRED
Single family dwellings and mobile homes not in mobile home parks	2 stalls for each dwelling unit
Multi-family dwellings	1.5 stalls for each dwelling unit
Hotels, motels, lodging and boarding houses	1 stall for each guest room plus 1 stall for each 3 employees
Hospitals, clubs, lodges, dormitories, lodging and boarding houses	1 stall for each 5 beds plus 1 stall for each 3 employees
Sanitariums, institutions, rest, and nursing homes	1 stall for each 5 beds plus 1 stall for each 3 employees
Medical and dental clinics	3 stalls for each doctor
Theaters, auditoriums, community centers, vocational and night schools	1 stall for each 5 seats
Churches	No parking stall requirements
Colleges, secondary and elementary schools	1 stall for each 2 employees plus 1 stall for each 5 students of 16 years of age or more
Restaurants, bars, places of entertainment, repair shops, retail, and service stores	1 stall for each 150 square feet of floor area
Manufacturing and processing plants, laboratories, and warehouses	1 stall for each 2 employees
Financial institutions, business, government, and professional offices	1 stall for each 300 square feet of floor area
Funeral homes	1 stall for each 4 seats
Bowling alleys	4 stalls for each alley

- Uses not listed. In the case of structures or uses not mentioned, the provisions for a use which is similar shall apply.
- Combinations of any of the above uses shall provide the total of the number of stalls required for each individual use.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

MODIFICATIONS

6.0 SECTION 6.0 - Modifications

6.1. Height

- Communication structures such as radio and television transmission and relay towers, aerials, and observation towers shall not exceed in height three (3) times their distance from the nearest lot line. This does not include television satellite disc receivers which are regulated by a separate provision of this ordinance.
- Agricultural structures such as barns, silos, and windmills shall not exceed in height twice their distance from the nearest lot line.
- Public or semipublic facilities such as schools, churches, hospitals, monuments, sanitariums, libraries, government offices and stations may be erected to a height of sixty (60) feet provided all required yards are increased not less than one (1) foot for each foot the structure exceeds the district's maximum height requirement. Church steeples and bell towers are exempt from this height restriction.

6.2. Yards

The yard requirements stipulated elsewhere in this ordinance may be modified as follows:

- Uncovered stairs, landings and fire escapes may project into any yard but not to exceed six (6) feet and not closer than three (3) feet to any lot line.
- Architectural Projections such as chimneys, flues, sills, eaves, belt courses and ornaments may project into any required yard, but such projection shall not exceed two (2) feet.
- Residential Fences are permitted on the property lines in residential districts but shall not in any case exceed a height of seven (7) feet, shall not exceed a height of four (4) feet in the street yard and shall not be closer than two (2) feet to any public right of way.
- Security fences are permitted on the property line in all districts except residential districts but, shall not exceed ten (10) feet in height and shall be of an open type like woven wire or wrought iron fencing.
- Accessory uses and detached accessory structures are permitted in the rear yard only. They shall not be closer than ten (10) feet to the principal structure, shall not exceed fifteen (15) feet in height, shall not occupy more than twenty (20) percent of the rear yard area and shall not be closer than five (5) feet to any lot or to an alley line.
- Off-Street Parking is permitted in all yards of the (B) business and (I) industrial districts but shall not be closer than fifteen (15) feet of public right-of-way.
- Essential services, utilities, electric power, and communication transmission lines are exempt from the yard and distance requirements of this ordinance.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

6.3. Additions

Additions in the street yard of existing structures shall not project beyond the average of the existing street yards on the abutting lots or parcels.

6.4. Average Street Yards

The required street yards may be decreased in any residential or business district to the average of the existing street yards of the abutting structures on each side but in no case less than a fifteen (15) foot setback in any business district.

6.5. Noise

Sirens, whistles, and bells which are maintained and utilized solely to serve a public purpose are exempt from the sound level standards of this ordinance.

6.6. Screening Regulations

Any use required by this ordinance to be screened in accordance with this section shall be confined within an opaque fence or wall eight (8) feet high or a visual screen consisting of evergreen or evergreen type hedges or shrubs, spaced at intervals of not more than six (6) feet located and maintained in good condition or in any way out of view of the public.

6.7. Highway and Water Setback Requirements

6.7.1. Highway Setbacks

No building or structure shall be erected, moved, or structurally altered so as to project into a setback area. For the purposes of determining the distance buildings and other structures shall be set back from streets and highways, the following classifications are given.

6.7.2. Arterial Streets

1. Railroad, Oakwood, Main, a portion of Market, Grant, Frances, and Pine Streets are hereby designated as arterial streets.
2. The setback from arterial roads shall be dependent upon the zoning district and state regulation.

6.7.3. Collector Streets

Due to Warrens' small compact size and the high number of arterials, no streets have been classified as collectors.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

6.7.4. Local Roads

1. All other streets not designated as arterials are hereby designated as local streets.
2. The setback from local roads shall be based on the zoning district.

6.8. Reduced Building Setbacks

A setback less than the setback required for the appropriate class of highway may be permitted where there are at least five (5) existing main buildings within 500 feet of the proposed site that are built to less than the required setback. In such case, the setback shall be the average of the nearest main building on each side of the proposed site; or if there is no building on one side, the average of the setback for the main building on one side and the required setback.

6.9. Area Required for Rubbish Containers

On all premises on which there will be constructed, after the effective date of this ordinance, a new building which will house six or more dwelling units or any existing building converted to six or more dwelling units after such date, or any rooming house, fraternity or sorority house having six or more occupants, there shall be provided a sufficient area as determined by the Planning Commission for rubbish collection containers. Such areas shall not be located in the front or street side yard and shall be accessible by motorized vehicles or other motorized equipment. Such areas shall not be a required off-street parking area and shall be shown on the plot plan submitted at the time of application for a building permit.

6.10. Parking on Lawns

Licensed vehicles shall be allowed to park on lawns. Junked automobiles or parts thereof outside of any building on any real estate within the village is prohibited as specified in the Village's Junk and Junk Vehicle Ordinance No. 5-01 (J) (page60).

6.11. Number of Tenants

It shall be unlawful for any owner of any dwelling unit lease or enter any lease of any one dwelling unit to more than five (5) persons not related by blood, marriage, adoption or legal guardianship living together as a single housekeeping unit and using common cooking facilities, or more than ten (10) persons living together as a single housekeeping unit and using common cooking facilities in a foster home wherein the foster parents have been licensed by the State Department of Health and Social Services.

6.12. Satellite Dish Antennas

Ground mounted and building-mounted earth satellite station dish antenna are permitted as accessory uses provided that all applicable requirements of this ordinance are met.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

1. Earth satellite station dish antennas shall be constructed and anchored in such a manner to withstand winds of not less than 80 miles per hour and such installations shall be constructed of corrosive-resistant materials.
2. Earth satellite dish antennas shall be filtered and/or shielded so as prevent the emission or reflection of electromagnetic radiation that would cause any harmful interference with the radio and/or television broadcasting or reception on adjacent properties. In the event that harmful interference is caused subsequent to its installation, the owner of the dish antenna shall promptly take steps to eliminate the harmful interference in accordance with Federal Communications Commission regulations.
3. Ground-mounted dish antennas shall meet the height requirements for accessory structures in the zoning district in which they are located. Building-mounted dish antennas shall not exceed the maximum height regulations of the zoning district in which they are located.
4. Earth satellite station dish antennas in the R-1 and R-2 residential districts shall not exceed ten (10) feet in diameter.
5. Ground-mounted earth satellite station dish antennas shall meet all setback and yard requirements for accessory structures in the district in which they are located; provided, however, in the R-1 and R-2 residential each earth satellite station dish antenna shall be set back at least 25 feet from the front property line.
6. Not more than one (1) earth satellite station dish antenna shall be permitted on a lot or parcel in the R-1 and R-2 residential district.
7. The installation of an earth satellite station dish antenna shall require a building permit. The property owner, Lessor, or installer of any earth satellite station dish antenna shall submit to the building inspector plans which indicate the appearance, proposed location, and installation method of the dish antenna. A fee to be established by the Village Board shall accompany all applications for a permit. Earth satellite station dish antennas shall be located to minimize their visual impact on surrounding properties. If a property owner in the R-1 and R-2 residential zoning district proposes a building-mounted antenna location in which the antenna would be visible from the front lot line, that property owner must demonstrate that reception would not be possible from a less conspicuous location.
8. All earth satellite station dish antennas, and the construction and installation thereof, shall conform to applicable Village building code and electrical code regulations and requirements. Prior to the issuance of a building permit for a building-mounted earth satellite station dish antenna that exceeds six (6) feet in diameter, the applicant shall submit a plan or document prepared by a registered professional engineer which certifies that the proposed dish antenna installation is structurally sound.
9. No advertising messages will be allowed on the dish or framework other than the manufacturer's identification in the R-1 or R-2 residential districts. In other zoning districts each earth satellite station dish antenna shall comply with applicable sign and advertising regulations.
10. Any earth satellite dish antenna existing on the date of the adoption of this ordinance shall be permitted to remain as installed, notwithstanding any other provisions of this Code.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

SIGNS

7.0 SECTION 7.0 - Signs

7.1. Permitted Locations of Signs

ZONING DISTRICT	TYPES OF SIGNS PERMITTED
R – 1 and R – 2	2, 3, 6, 8
B	1, 2, 3, 4, 5, 6, 7
I	1, 2, 3, 4, 5, 6, 7
A	1, 2, 3, 4, 6, 7
C	1, 3, 6, 7
CR	

7.2. Types of Signs, Maximum Size, Number and Location

Type 1

Directory signs advertising business or activity conducted, an area of interest or a service available at a specific location. Such signs shall be not more than ~~twelve (12)~~ **thirty-two (32)** square feet in gross area. There shall be no more than ~~2~~ **1** such signs relating to any one such use in the approaching direction along any one street. No such sign shall be more than 8 miles away from the location to which it relates. Such signs may be placed at the right-of-way line of the street. A larger number of signs may be permitted by the Zoning Board of Appeals if the Board shall find it necessary for directing the traveling public. **Permit required.**

Type 2

Signs advertising customary home occupation or professional office. Such signs shall not exceed ~~two (2)~~ **four (4)** square feet in gross area, shall be attached to the building and if illuminated, shall be indirectly lighted. **No permit required.**

Type 3

Signs advertising the sale, rent or lease of the property on which the sign is placed. Such a sign shall not exceed ~~four (4)~~ **six (6)** square feet in gross area and may be placed at the right-of-way line of the street. **No permit required.**

Type 4

Signs located off premises advertising a general brand or product, an area of interest, a business conducted or a service available. Such signs shall not be more than one hundred (100) square feet in gross area and erected outside a line parallel to and fifty (50) feet from the street right-of-way line. **Permit required.**

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

Type 5

Signs on the premises of commercial and industrial buildings advertising a business conducted, or a service available on the premises. No sign shall exceed forty (40) square feet in gross area, be higher than four (4) feet above the top of the roofline or exceed the maximum height limitation permitted in the district. **Permit required for signs external to the building.**

Type 6

On premise signs advertising a public or semipublic use. Such signs shall not exceed thirty-two (32) square feet in gross area. There shall be no more than one sign for each street upon which the property faces. **Permit required.**

Type 7

Recreational directory signs indicating the direction to a cottage, resort residence or similar use. Such signs shall not be more than one (1) square foot in gross area. Where a common posting standard is provided, all such signs shall be attached to the standard recreational directory. **Permit required.**

Type 8

Temporary advertising signs **or banners** for rummage sales, household and miscellaneous articles for sale, private vehicles for sale at vehicle owner's residence and political ~~candidate endorsements signs~~. ~~Sixty-day (60)~~ **Ninety-day (90)** day limit - not to exceed ~~four (4)~~ **eight (8)** square feet in size. **No permit required.**

7.3. Prohibited Characteristics of Signs

1. No sign shall be so placed as to interfere with the visibility or effectiveness of any official traffic sign or signal or with direct vision at any access point or intersection.
2. No sign will be permitted that resembles the size, shape, form or color of official traffic control signs, signals, or devices.
3. No sign shall contain more than one hundred (100) square feet in gross area.
4. No sign shall contain or be illuminated by a flashing light in an R-1 or R-2 zone.
5. No sign in a conspicuous state of disrepair shall be permitted to exist. The Village Clerk may order removal on a 20-day public notice or immediately if public danger exists.

7.4. Existing Signs

Any sign which becomes a nonconforming sign at the effective date of this ordinance, or which becomes a nonconforming sign at any future date may be continued provided that no increase in size, illumination or flashing of such sign shall be made and further provided the following:

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

Any sign, including structures and all supporting members, shall be discontinued, and removed not more than five (5) years after the date that such sign becomes a nonconforming sign unless such nonconforming sign shall be made to conform to all the regulations of the district in which it is located.

7.5. Bonds and Insurance

Every applicant for a building permit for a "Type 4" sign shall, before the permit is granted, execute a surety bond in a sum to be fixed by the Village Clerk but not to exceed \$20,000, or shall show evidence of liability insurance covering the sign in an amount set by the Village Clerk but not required to exceed \$300,000. Either the surety bond or the insurance coverage shall be examined and approved by the Village Attorney. Removal of any signs shall be the financial obligation of the sign and/or proper's owner.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

NONCONFORMING USES, STRUCTURES AND LOTS

8.0 SECTION 8.0 – Nonconforming Uses, Structures and Lots

8.1. Existing Nonconforming Uses

The lawful nonconforming use of a structure, land or water existing at the time of the adoption or amendment of this ordinance may be continued by the existing owner and any subsequent owner as long as the nonconforming use not terminated at any time for a period over 2 years. An extension of this term may be allowed by the Village Planning Committee.

8.2. Abolishment or Replacement

When a nonconforming use or structure is damaged by fire, explosion, flood, the public enemy, or other calamity, it may be replaced or restored by the aggrieved property owner only.

8.3. Existing Nonconforming Structures

The lawful nonconforming structure existing at the time of the adoption or amendment of this ordinance may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking, loading and access provisions of this ordinance. Residential nonconforming structures may be extended, enlarged, reconstructed, moved or structure altered as long as such activities do not pose a nuisance to surrounding landowners. The Village Planning Committee shall decide as to whether such activities are a nuisance and compatible.

8.4. Changes and Substitutions

Once a nonconforming use or structure has been changed to conform, it shall not revert back to a nonconforming use or structure. Once the Zoning Board of Appeals has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use, the substitution use shall lose its status as a legal nonconforming use and become subject to all the conditions required by the Zoning Board of Appeals.

8.5. Substandard Lots

In any residential district a one family detached dwelling and its accessory structures may be erected on any legal lot or parcel of record in the county Register of Deeds office before the effective date or amendment of this ordinance.

Such lot or parcel shall be in separate ownership from abutting lands. If the abutting lands and the substandard lot are owned by the same owner, the substandard lot shall not be sold or used without full compliance with the provisions of this ordinance. If in separate ownership, all the district requirements shall be complied with insofar as practical but shall not be less than the following:

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

LOT	Width Area	Minimum 50 feet Minimum 5,000 square feet
BUILDING	Height	Maximum 35 feet
YARDS	FRONT REAR SIDE	Minimum 17 feet from right-of-way or 50 feet from street centerline whichever is greater Minimum 25 feet 10 feet
Modifications	Requirements stipulated above may be modified in accordance with Section 6.0	

8.6. Nonconforming Signs

See Section 7.4.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

PERFORMANCE STANDARDS

9.0 SECTION 9.0 Performance Standards

9.1. Compliance

This ordinance permits specific uses in specific districts and these performance standards are designed to limit, restrict, and prohibit the effects of those uses outside their premises or districts. No structure, land, or water shall hereafter be used except in compliance with their district regulations and with the following performance standards.

9.2. Sound

The volume of sound inherently and recurrently generated shall be controlled so as not to become a nuisance to adjacent uses.

9.3. Vibration

An operation which creates vibrations that can be measured without instruments: e.g. heavy drop forges, heavy hydraulic surges, shall be set back.

In the (B) Business Zone and (I) Industrial Zone, a distance of not less than 500 feet from all lot lines except where a lot line abuts an (I) zone in which case no setback is required. In an (I) zone with open storage, a distance of not less than 500 feet from the zone boundaries.

9.4. Radioactivity and Electrical Disturbances

No activity shall emit radioactivity or electrical disturbances outside its premises that are dangerous or adversely affect the use of neighboring premises.

9.5. Odors

No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious, or unhealthful outside their premises.

9.6. Toxic or Noxious Matter

No discharge of any toxic or noxious matter in such quantity as to be detrimental to or endanger the public health, safety, comfort, or welfare or cause injury or damage to property or business shall be permitted.

9.7. Glare and Heat

No activity shall emit glare or heat that is visible or measurable outside its premises except in the (I) zone which may emit direct, or sky reflected glare which shall not be visible outside their district. All

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

operations producing intense glare or heat shall be conducted within a completely enclosed building. Exposed sources of light shall be sheltered so as not to be visible outside their premises.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

DEFINITIONS

10.0 SECTION 10.0 - Definitions

For the purposes of this ordinance, the following definitions shall be used. Words used in the present tense include the future, the singular number includes the plural number, and the plural number includes the singular number. The word “shall” is mandatory and not optional.

Accessory Use or Structure

A use or detached structure subordinate to the principal use of a structure, land, or water and located on the same lot or parcel serving a purpose customarily incidental to the principal use or the principal structure.

Alley

A special public right-of-way affording only secondary access to abutting properties.

Arterial Street

A street that directly connects the Village with surrounding communities.

Basement

That portion of any structure located partly below the average adjoining lot grade.

Bed and Breakfast

Bed and Breakfast Inn – A commercial establishment in a pre-existing building offering overnight lodging and breakfast to registered overnight guests. The building and use are subject to all state building and health codes governing such purposes. Special parking requirements listed elsewhere in this ordinance may be waived for Bed and Breakfast establishment if they have four rentable guest suites or less and are located in an R-1 residential district.

Bording House

A building other than a hotel or restaurant where meals or lodging are regularly furnished by prearrangement for compensation for four (4) or more persons, not members of a family, but not exceeding twelve (12) persons and meals are not available to non-overnight guests.

Building

Any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals, equipment, machinery, or materials.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

Building Areas

The total living area bounded by the exterior walls of a building at the floor levels but not including basement utility rooms, garages, porches, breezeways, and unfinished attics.

Building Heights

The vertical distance measured from the mean elevation of the finished lot grade along the street yard face of the structure to the highest point of flat roofs, to the mean height level between the eaves and ridges of gable, gambrel, hip, and pitch roofs or to the deck line or mansard roofs.

Centerline

A line equidistant from the edges of the median separating the main traveled ways of an existing or planned divided road or highway or the centerline of the main traveled way of a non-divided road or highway.

Collector Street

A road that collects traffic from local streets and channels traffic out to the arterial roads.

Conditional Uses

Uses of a special nature as to make impractical their predetermination as a principal use in a district.

Corner Lot

A lot abutting two or more streets at their intersection provided that the corner of such intersection shall have an angle of one hundred thirty-five (135) degrees or less measured on the lot side.

Dwelling

A detached building designed or used exclusively as a residence or sleeping place but does not include boarding or lodging houses, motels, hotels, tents, cabins, or mobile homes.

Dwelling Unit

One (1) or more rooms designed as a unit for occupancy by not more than one (1) family for living and sleeping purposes.

End of Taper

The point of intersection between the outer edges of the ramp pavement and the main line pavement.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

Essential Services

Services provided by public and private utilities necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface, overhead gas, electrical, steam, water, sanitary sewerage, storm water drainage, communication systems and accessories thereto such as poles, towers, wires, mains, storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings.

Expressway

A divided principal or primary arterial highway with full or partial control of access and with or without grade separated intersections.

Family

Any number of persons related by blood, adoption, or marriage or not to exceed four (4) persons not so related, living together in one dwelling at a single housekeeping entity,

Floodplain

Land adjacent to a body of water which has been or may be hereafter covered by floodway including but not limited to the regional flood.

Freeway

An expressway with full control of access and with fully graded separated intersections.

Front Yard

A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing or proposed street or highway line and line parallel thereto through the nearest point of the principal structure. Corner lots shall have two such yards.

Frontage

The smallest dimensions of a lot abutting a public street measured along the street line.

Group Home (Developmental Care)

A residential facility licensed by the state, to provide family residential living environment for persons who have developmental disabilities and/or are being treated for chemical addiction. A counselor or house parent(s) shall be resident in the structure during those times residents are living in the structure.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

1. Family Day-Care Home. A family day-care home is a dwelling also licensed as a day-care center by the state Department of Health and Social Services where, for compensation or consideration, a resident of the dwelling provides group care for at least four (4) but not more than eight (8) children between the ages of infancy and seven (7) years of age at a location other than the child's own home or the home of relatives or guardians.
2. Elderly Day-Care Home. Locations which provide day-care and food service for adults who are unable to be left alone while other family members are at work or otherwise not at home during the day. Overnight lodging is not to be provided at a day-care center.

Home Occupation

Any occupation for gain or support conducted entirely within buildings by resident occupants which is customarily incidental to the principal use of the premises.

Interchange

A grade-separated intersection on a state trunk highway with one or more turning roadways for travel between intersection legs.

Intersecting Highway

A highway of any political jurisdiction which forms one or more legs of an interchange and to which access is not fully controlled.

Junk Yard

An area consisting of buildings, structures, or premises where junk, waste, discarded or salvage materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled including automobile wrecking yards, house wrecking, structural steel materials and equipment yards but not including the purchase or storage of used furniture and household equipment or used cars in operable conditions.

Living Rooms

All rooms within a dwelling except closets, foyers, storage areas, utility rooms and bathrooms.

Loading Area

A complete off-street space or berth on the same lot for the loading or unloading of freight carriers having adequate ingress and egress to a public street or alley.

Local Street

Roads which are intended to move vehicles from individual parcels to the higher order road systems should not carry through traffic. Local roads carry low traffic volumes.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

Lot

A parcel of land having frontage on a public street, occupied, or intended to be occupied by a principal structure or use and sufficient in size to meet the lot width, lot frontage, lot area, yard, parking area, and other open space provisions of this ordinance.

Lot Lines and Area

The peripheral boundaries of a parcel of land and the total area lying within such boundaries.

Lot Width

The width of a parcel of land measured at the rear of the specified street yard.

Mobile Homes

Any structure originally designed to be capable of transportation by motor vehicle upon public highway which does not require substantial on-site fabrication which is intended for occupancy as a year-round residence.

Motel

A series of attached, semi-attached or detached sleeping units with or without cooking facilities for the accommodation of transient guests.

Nonconforming Uses or Structures

Any structure, land or water lawfully used, occupied, or erected at the time of the effective date of this ordinance or amendments thereto which does not conform to the regulations of this ordinance or amendments thereto. Any such structure conforming in respect to use but not in respect to frontage, width, height, area, yard, parking, loading or distance requirements shall be considered a nonconforming structure and not a nonconforming use.

Parking Lot

A structure or premises containing ten (10) or more parking spaces open to the public.

Parking Space

A graded and surfaced area of not less than one hundred eighty (180) square feet in an area either enclosed or open for the parking of a motor vehicle having adequate ingress and egress to a public street or alley.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

Parties in Interest

Includes all abutting property owners, all property owners within one hundred (100) feet and all property owners of opposite frontages.

Professional Home Offices

Residences of Doctors of Medicine, practitioners, dentists, clergymen, architects, landscape architects, professional engineers, registered land surveyors, lawyers, artists, teachers, authors, musicians or other similar professions conducted within buildings by resident occupants which are customarily incidental to the principal use of the premises.

Rear Yard

A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the rear lot line and a line parallel thereto through the nearest point of the principal structure. This yard shall be opposite the front yard or one of the front yards on a corner lot.

Satellite Antenna

A structure designed for receiving electronic signals from orbiting satellites. Such structures shall meet all requirements as defined in Section 6.12 - Satellite Dish Antennas.

Side Yard

A yard extending from the street yard to the rear yard of the lot, the width of which shall be the minimum horizontal distance between the side lot line and a line parallel thereto through the nearest point of the principal street.

Signs

Any words, letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names, or trademarks by which anything is made known, and which are used to advertise or promote an individual, firm, association, corporation, profession, business, commodity or product and which is visible from any public street or highway.

Street (amended see page 55)

A street or highway not otherwise defined, lying within a recorded subdivision with a right-of-way not less than fifty (50) feet wide providing primary access to abutting properties.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

Street Width (see page 55)

Structure

Any erection or construction such as buildings, towers, masts, poles, booms, signs, decorations, carports, machinery, and equipment.

Structural Alterations

Any change in the supporting members of a structure such as foundations, bearing walls, columns, beams, or girders.

Turning Lanes

An existing or proposed connecting roadway between two (2) arterial highways or between an arterial highway and any other highway. Turning lanes include grade separated interchange ramps.

Trailers

A portable vehicle designed and used for temporary sleeping purposes while its' occupants are engaged in the pastime of camping.

Utilities

Public and private facilities such as water wells, water and sewage pumping stations, water storage tanks, power and communication transmission lines, electrical power substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays and gas regulation stations but not including sewage disposal plants, municipal incinerators, warehouses, shops and storage yards.

Variance

A situation where strict application of the ordinance would result in a practical difficulty or unnecessary hardship, an exception may be granted following review and recommendation by the Zoning Board of Appeals, Public Hearing, and Village Board approval.

Yard

An open space on the same lot with a structure, unoccupied and unobstructed from the ground upward except for vegetation. The street and rear yards extend the full width of the lot.

Zoning Agency

The Commission, Board, or Committee designated by the Village Board as an agency to handle all zoning matters pertaining to the village.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

BOARD OF APPEALS

11.0 SECTION 11.0 – Board of Appeals

A Board of Appeals shall be appointed as specified in Chapters 61.35 and 62.23 of the Wisconsin Statutes. The members shall serve without compensation and shall be removable by the Village Board for cause upon written charges and after public hearing. The Board of Appeals shall make and file in the office of the Village Clerk its own rules of procedure consistent with the statutes. It shall have the following powers:

1. To hear and decide appeals where it is alleged that the Building Inspector has made an erroneous finding or order.
2. To hear and decide special exceptions to the terms of this ordinance upon which the Board is required to pass.
3. To recommend action on specific variances from the terms of this ordinance where it is shown that unique physical circumstances applying to a lot cause hardship to the owner under the ordinance and that the variance still will be in fundamental harmony with surrounding uses. The Board may reverse or affirm wholly or in part or may modify any order, requirement, decision, or determination appealed from and shall make such order, requirement, decision, or determination as in its opinion ought to be made and to that end shall have all the powers of the Building Inspector. The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision or determination appealed from or to decide in favor of the applicant on any matter on which it is required to pass or to effect a variance. The ground of every such determination shall be stated and recorded. A Public Hearing is required.

No action of the Board of Appeals shall have the effect of permitting in any district uses prohibited in such district by this ordinance. The minutes of proceedings and hearings before the Board and all variances and special exceptions granted by it shall be filed promptly at the office of the Village Clerk and shall be open for public inspection during office hours.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ENFORCEMENT

12.0 SECTION 12.0 - Enforcement

1. The Village of Warrens shall designate that the Village Clerk enforce this ordinance by means of building permits, the cost of which shall be established by the Village Board.
2. The Village Clerk shall not issue a permit for a structure or a use that is not allowed by this ordinance. No structures shall be built, moved, or altered and no land use shall be substantially altered until a building permit has been issued.
3. Application for any building permit shall be accompanied by a map showing the location, size and shape of the lot(s) involved and of any proposed structures, and the existing and proposed use of each structure and lot, and in the case of residential development, the number of families expected to be accommodated.
4. In any district where public sewerage service is not available, the width and area of all lots shall be sufficient to permit the use of an on-site sewage disposal system in accordance with Chapter ILHR 85 of the Wisconsin Administrative Code.
5. Under rules established by the Village, the Village Clerk may issue temporary permits of up to one year's duration.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

AMENDMENTS

13.0 SECTION 13.0 - Amendments

The Village of Warrens may amend this ordinance following the procedures prescribed by Section 62.23 in the Wisconsin Statutes.

ORDINANCE NO. Chapter 13 Section 3.51

PARKLAND DEDICATION ORDINANCE – See Page 60-61

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ANNEXATIONS

14.0 SECTION 14.0 - Annexations

All territory annexed by the Village of Warrens shall be assigned a zoning district within ninety (90) days of its annexation. During the period between annexation and the assignment of a permanent district, the territory will be zoned as an interim district based on its predominant use at the time of annexation.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

CONFLICTING PROVISIONS REPEALED

15.0 SECTION 15.0 – Conflicting Provisions Repealed

All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

**ORDINANCE NO. 04-03-15
ORDINANCE AMENDING ZONING ORDINANCE**

04-03-15 CREATION OF COMMERCIAL RECREATIONAL DISTRICT

The board of trustees of the Village of Warrens, Monroe County, Wisconsin, do ordain as follows:

- SECTION 1: Pursuant to statutory notice, a hearing was held before the Village Planning Committee of the Village of Warrens, Monroe County, Wisconsin, at the Warrens Municipal Building in Warrens, Wisconsin, on August 18, 2003, at 7:00 p.m., and the recommendation of the Village Planning Committee having been obtained.
- SECTION 2: Section 3.7 of the Village of Warrens Zoning Code shall be amended to create the following Zoning Classification:

ZONING CONTROLS CHART

- **CR - COMMERCIAL RECREATIONAL DISTRICT**

Purpose	The purpose of this district is to provide a means of obtaining the recreational and economic goals and objectives of the Village of Warrens. This district is intended to provide certain limited recreational goods, services, and facilities in areas that contain or are immediately adjacent to recreational resources.
Principal Permitted Uses	The following uses are permitted uses in this PERMITTED USES district: <ol style="list-style-type: none">1. Campgrounds, condominium campgrounds, bathhouse facilities, resorts, hotels, motels, indoor waterparks, restaurants, gift shops, convenience stores, ice cream and snack shops, game rooms, pavilions, and office facilities related to permitted uses.2. Camping cabins without plumbing facilities, cabins or other lodging units containing plumbing, recreational park trailers, or recreational trailers used for the purpose of short-term rental use or short- or long-term recreational use.3. Lodging units located on platted lots on village streets serviced by village sewer and water facilities built to standards required for personal residences and which may be used as rental facilities, second homes, or permanent residences.4. Outdoor facilities such as waterparks, swimming pools, waterslides, miniature golf courses, basketball, tennis, volleyball, and shuffleboard courts, horseshoes, baseball fields and facilities for similar outdoor recreational games, and manmade ponds for swimming, boating, or fishing. All such facilities may be lighted for evening use.5. Facilities used for the sale or servicing of recreational park trailers, recreational vehicles, and other camping related supplies or services.6. Mobile homes or residential units used by campground owners or employees of a permitted business use to provide security or other campground or other permitted business use services.7. Public parks, including public swimming and other recreational activities or facilities.8. Maintenance buildings, outside storage areas, and outside tree, brush or leaf burning areas. Any outside tree, brush, or leaf burning areas shall be subject to permits and

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

	rules established for such areas by the Village of Warrens.
Conditional Uses	<p>Conditional use in this district may be granted of the following uses, only after a public hearing, recommendation by the Planning and Zoning Committee and approval of the Village Board.</p> <p>All other commercial uses which are of such a nature as to provide products or services to the traveling or recreating public shall be conditional uses.</p>
Prohibited Uses	All uses not specifically permitted.
Building Restrictions	<p>One garage and accessory building is permitted for each lot with a maximum size:</p> <p>A. On lots of less than sixty (60') feet average width</p> <ul style="list-style-type: none"> • MAXIMUM SIZE - One hundred (100) square feet • MAXIMUM BUILDING HEIGHT - Ten (10') feet <p>B. On lots of greater than sixty (60') feet average width:</p> <ul style="list-style-type: none"> • MAXIMUM SIZE- Twelve (12') feet by sixteen (16') feet • MAXIMUM SIDEWALL HEIGHT – Eight feet
Setback Requirements	<p>A. Residential Setback line, side lot and rear lot for residential structures are as follows:</p> <ul style="list-style-type: none"> • MINIMUM FRONT: <ul style="list-style-type: none"> ○ Twenty-five (25') feet ○ Except Overlook Court and Hilltop Circle which is twenty (20') feet • SIDE: <ul style="list-style-type: none"> ○ Fifteen (15') feet • REAR: <ul style="list-style-type: none"> ○ Fifteen (15') feet <p>B. Garage and Accessory Buildings. Setback line, side lot and rear lot for outbuilding structures are as follows:</p> <ul style="list-style-type: none"> • MINIMUM FRONT: <ul style="list-style-type: none"> ○ Cannot be located ahead of front line of residence extended. • SIDE: <ul style="list-style-type: none"> ○ Five (5') feet • REAR: <ul style="list-style-type: none"> ○ Five (5') feet
Height Restrictions	<p>A. MAXIMUM BUILDING HEIGHT:</p> <ul style="list-style-type: none"> • No more than two (2) stories • Not to exceed thirty-five (35') feet from ground level to top thereof

- SECTION 3: This ordinance shall take effect and be in full force from and after its passage and publication as provided by law.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ORDINANCE NO. Chapter 13 Section 5.6

ORDINANCE AMENDING ZONING CODE REGARDING STREET WIDTH

THE BOARD OF TRUSTEES OF THE VILLAGE OF WARRENS, MONROE COUNTY, WISCONSIN, DO ORDAIN AS FOLLOWS:

- **SECTION 1.**

Pursuant to statutory notice, a hearing was held before the Village Planning Commission or the Board of Trustees of the Village of Warrens, Monroe County, Wisconsin, at the Warrens Municipal Building in Warrens, Wisconsin on March 9, 2006, and the recommendation of the Planning Commission has been obtained.

- **SECTION 2.**

Section 5.6 of the Village of Warrens Zoning Ordinance is hereby created to read as follows:

Street Width

All streets and highways which are laid out, platted, opened or otherwise established after the effective date of this ordinance shall be at least fifty (50) feet in width, provided however that the village board may, after obtaining the recommendation of the planning commission, authorize and approve the layout, platting, opening or establishment of a street or highway which is less than fifty (50) feet in width but at least thirty-three (33) feet in width, provided that any street or highway which is narrower than fifty (50) feet shall be used only for one-way traffic. The approval of a plat containing a designated street or highway which is at least thirty-three (33) feet in width but less than fifty (50) feet in width shall constitute authorization and approval under this section.

- **SECTION 3.**

The definition of "Street" in Section 10.0 of the Zoning Ordinance shall be amended to read as follows:

Street (Section 10.0 Definitions)

A street or highway not otherwise defined lying within a recorded subdivision with a right-of-way not less than fifty (50) feet wide providing primary access to abutting properties, provided however that the village board, after receiving the recommendation of the planning commission, may, pursuant to Section 5.6 of this ordinance, authorize and approve the layout, platting, opening or establishment of a street which is less than fifty (50) feet in width, provided such street is at least thirty-three (33) feet in width and is used only for one-way traffic.

This ordinance shall take effect and be in full force from and after its passage and publication as provided by law.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ORDINANCE AMENDMENT (Zoning) #4.3

CONDITIONAL USES

4.3 Residential Uses

The Village Board of the Village of Warrens do ordain as follows:

Conditional Uses: section 4.3 Residential Uses will be added and amended to read as follows:

EFFICIENCY APARTMENTS: Single bedroom efficiency apartments in B-Business District.

All ordinances in conflict with the foregoing are hereby repealed.

This ordinance shall take effect and be enforced upon passage and publication as provided by law.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ORDINANCE AMENDMENT (ZONING)

GENERAL PROVISIONS 2:05 USE RESTRICTIONS

The Village Board of the Village of Warrens do ordain as follows:

Chapter 2; Section 2:05 Underground Utilities, will be added, amended, and created to read as follows:

UNDERGROUND UTILITIES

A. Lines to be Underground in Newly platted Areas.

1. All new electric distribution lines (excluding lines of 15,000 volts), all new telephone lines from which lots are individually served, all new telegraph lines, community antenna television cables and services, installed within a newly platted area, mobile home park or planned development, shall be underground unless the Planning Committee shall specifically find after study that:
 - (a) the placing of such facilities underground would not be compatible with the planned development.
 - (b) location, topography, soil, stands of trees or other physical conditions would make underground installation unreasonable or impracticable; or
 - (c) the lots to be served by said facilities can be served directly from existing overhead facilities.
2. Associated equipment and facilities which are appurtenant to underground electric and communications systems, such as but not limited to, substations, pad-mounted transformers, pad-mounted sectionalizing switches, and above grade pedestal -mounted terminal boxes may be located above ground.
3. The subdivider or his agent shall furnish proof to the Planning Committee that such arrangements as may be required under applicable rates and rules filed with the Public Service Commission of Wisconsin have been made with the owner/owners of such lines or services for placing their respective facilities underground as required by this section, as a condition precedent to approval of the final plat or certified survey map.
4. Temporary overhead facilities may be installed to serve a construction site or where necessary because of severe weather conditions. In the latter case, within a reasonable time after weather conditions have moderated, such temporary facilities shall be replaced by underground facilities and the temporary facilities removed, subject to any exception permitted by the Planning Committee under subparagraphs 1 (a), 1 (b) and 1 (c) above.

B. Utility Easements

1. Where the electric and communications facilities are to be installed underground, the utility easements shall be graded to within six (6) inches of final grade by the subdivider, prior to the installation of such facilities, and earth fill, piles, or mounds of dirt and construction materials shall not be stored on such easement areas.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

2. Where the electric and/or communications facilities are to be installed underground, a note shall be placed on the final plat or certified survey, map stating that the final grade established by the subdivider on the utility easements shall not be altered by more than, six (6) inches by the subdivider, his agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.

C. Lines to be Underground in Existing Plats

Utility lines and services of the kind heretofore described in paragraph (A), constructed in an area which was platted prior to the effective date of this provision and in which such lines and services have not previously been installed, shall also be placed underground, subject to the applicable provisions of paragraph (A) and the approval of the Planning Committee. To implement these provisions, all owners of the lots in such platted areas shall grant the necessary easements for such lines and services and shall make with the owner/owners of such lines or services, such arrangements as may be required under applicable rates and rules filed with the Public Service Commission of Wisconsin for placing of such facilities underground.

D. Street Lighting

In areas where underground electric facilities are installed, poles for streetlights shall be ornamental in nature. In a newly platted area, the subdivider shall provide for the location of all streetlights within the area being developed, upon consultation with the electric utility serving the subdivision and as approved by a majority vote of the Planning Committee.

E. Permits for Utility Services

Permits shall be obtained for underground facilities from the Zoning Administrator for the installation of new communications, electric, power, gas and other utility lines or services to be located in the public rights of way shown on the final plat or certified survey map when such rights of way are located within the corporate limits of the Village of Warrens, and any required fee shall be paid before any installation is begun.

Change to this ordinance shall take effect and be enforced upon passage and publication as provided by law.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

AN ORDINANCE CREATING SECTION 5-01 (J) OF THE MUNICIPAL CODE OF THE VILLAGE OF WARRENS

The Village Board of the Village of Warrens, Wisconsin, do ordain as follows:

10.0 SECTION 5-01 (J)

SECTION ONE: Section 5-01 (J) of the Municipal Code of the Village hereby created to read as follows:

1. No persons, firm, partnership, or corporation shall accumulate or store any junked automobiles or parts thereof outside of any building on any real estate located within the corporate limits of the Village of Warrens except upon a permit issued by the Village Board of Warrens.
2. No accumulation or storage of such material shall be allowed within 2,000 feet outside of the corporate limits of the Village or within 750 feet of the centerline of any county trunk, state trunk, or federal highway or within 500 feet of the center line of any village street, except upon a permit issued by permission of the Village Board of Warrens.
3. The permit issued by the Village of Warrens Board shall be signed either by the President or the Clerk thereof and shall specify the quantity and manner of storing such junk. Such permit shall be revocable at any time by the board after a hearing at which it has been found that the permit holder has failed or refused to comply with the ordinances or restriction providing regulation for the storage of such junked automobiles or parts thereof. Such a hearing may be held by the Village Board upon its own motion, or upon the complaint in writing, duly signed, and verified by a complainant. Such complaint shall state the nature of the alleged failure to comply with such ordinance or regulation. A copy of the complaint together with a notice of the hearing shall be served upon the permit holder not less than 10 days previous to the date of the hearing.
4. Any person, firm, partnership, or corporation violating any of the provisions hereof shall upon conviction be fined not less than \$10.00, nor more than \$50.00 for each offense, and in default of payment of said fine shall be imprisoned in the county jail for a period not exceeding 30 days. Each day that junk, as herein defined, shall be stored contrary to the provisions hereof shall constitute a separate and distinct offense.

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

ORDINANCE NO. Chapter 13 Section 3.51 PARKLAND DEDICATION ORDINANCE

Pursuant to Wisconsin Statutes 236.45

The Village Board of the Village of Warrens, Monroe County, Wisconsin, do ordain as follows:

SECTION 1

This ordinance is intended to create a land dedication requirement for single-family residential subdivision of more than ten (10) units or multifamily single lot subdivisions that may be created in the Village after the date of this ordinance.

SECTION 2

1. RECREATION STANDARDS

- a. The Village of Warrens shall require that land be dedicated for parks and playgrounds, recreation areas, or open space locations where such would be appropriate. The Village Planning Committee shall determine the number of acres to be reserved upon the following calculations. These requirements are only applicable to single-family residential subdivisions of more than ten units or multi-family single lot subdivisions.

- b. Parkland required in residential subdivisions:

Dwelling Units per Gross Area	Percent Acreage for Parkland/Open Space
1 Single family or 1 duplex (not to exceed 2,500 sq. ft.)	None
1 single family or 1 duplex (exceeding 2,500 sq. ft.)	7%
2 – 7	7%
8 - 14	12%
15 – Up	17%

2. CONDITION OF LAND TO BE DEDICATED

- a. Land for recreation or open space purposes shall be of a character and location suitable for use as a playground, playfield, or other active or passive recreation purposes, and shall conform to the grade of the nearest or surrounding improved lots and shall reflect all of the same improvements thereof, especially drainage. Acceptance of the site to be dedicated will depend on review by the Village Planning Committee and judgement of the Village Board. An active recreation site shall be accessible from at least one street. Fifty percent (50%) of the land shall not exceed a grade of 1/12 or 8.33%. The remainder of the land proposed for dedication shall have a grade that conforms to the nearest or surrounding improved lots as specified above. Land to be dedicated shall be adequately drained.
- b. Subsurface investigation may be required by the Village Planning Committee to determine whether or not the drainage capability of the soil is adequate. The Village Board may reject the land offered if it is determined unsuitable for any recreational development. In this case, the developer must offer another parcel or a cash payment in lieu of dedication. The cash payment in lieu of dedication shall also apply when no site is available with drainage capability or other essential conditions. All land to be reserved for dedication to the Village for Park purposes shall have prior approval of the Village and shall be shown marked on the approved subdivision plan as lands "to be dedicated for park, recreation, or open space purposes."

ZONING ORDINANCE VILLAGE OF WARRENS, WISCONSIN

3. ACTIVE RECREATION FACILITY PLAN

- a. The Village Board shall recommend active recreation facilities to be required, related parking areas, and proposed landscaping. A report shall accompany this active recreation facilities plan outlining the proper procedure to be followed in bearing debris and waste, parking construction vehicles, and otherwise maintaining the condition of the site before dedication to the Village.

4. TIMING OF DEDICATION

- a. The Village Clerk shall be empowered to require the land reserved for dedication to be deeded to the Village of Warrens under the terms of an approved subdivision plan, based upon the recommendation of the Village Board as to when sufficient recreation needs exist in the subdivision. The Village Clerk must notify the subdivision/developer in writing that a transfer of land is requested at least ninety (90) days prior to the desired date of transfer. At the time of transfer, the land must be adequately drained, graded, and sown in accordance with applicable Village standards.

5. ALTERNATIVE PROCEDURE; MONEY IN LIEU OF LAND

- a. Where, with respect to a particular subdivision, the reservation of land required pursuant to this section does not equal the percentage of total land required to be reserved in accordance with this appendix or the land is determined to be not suitable for dedication, the Village Board may require, prior to final approval of the construction, that the applicant deposit with the Village a cash payment in lieu of land dedication. Such deposit shall be used by the Village for improvement of a neighborhood park, playground, or recreation area, including the acquisition of property. Such a deposit must be used for facilities that will actually be available to and benefit the people in said subdivision and be located in the park nearest the subdivision. The Village Board shall determine the amount to be deposited. This recommendation will reflect the fair market value (as determined by the Village Assessor) of the amount of land that would have been dedicated.

6. OTHER RECREATION DEDICATIONS

- a. The provisions of this section are minimum standards. None of the paragraphs above shall be construed to prohibit a developer from dedicating other lands for recreation or open space purposes in addition to the requirements of this appendix.

This Ordinance shall take effect and be in force from and after its' passage and publication as may be required by law.