

## Chapter 14.16

### District Regulations and Standards Generally.

#### Sections:

- 14.16.010 Uniformity of application.
- 14.16.020 Conformity with district regulations and standards.
- 14.16.030 Structures.
- 14.16.040 Accessory uses and structures.
- 14.16.050 Access.
- 14.16.060 Existing structures.
- 14.16.070 Compliance with requirements--Limited applicability.
- 14.16.080 Minimum dimensions.
- 14.16.090 Permitted excess.
- 14.16.100 Nonapplicability of standards.
- 14.16.110 Required open space.
- 14.16.120 Depth and width.
- 14.16.130 Regulations and standards applicable to structures.
- 14.16.140 Mobile homes.

#### 14.16.010 Uniformity of application.

The regulations and standards set by this title within each district shall be minimum regulations and standards and shall apply uniformly to each class, kind, or type of structure, use or land except as hereinafter provided. (Ord. dated 12/10/82 5.1)

#### 14.16.020 Conformity with district regulations and standards.

No structure or land shall hereafter be used or occupied and no structure or part thereof shall hereafter be constructed, erected, altered, remodeled, extended or moved unless in conformity with all the regulations and standards herein specified for the district in which it shall be located. (Ord. dated 12/10/82 5.2)

#### 14.16.030 Structures.

No structure shall hereafter be constructed, erected, remodeled, extended or moved:

- A. To exceed the height;
- B. To occupy or house a greater number of families;
- C. To occupy a greater percentage of the lot area;
- D. To exceed the density;
- E. To have smaller or less habitable floor area per dwelling unit or lodging unit;
- F. To exceed the maximum floor area; than hereinafter required or in any manner contrary to the regulations and standards of the district in which it is located. (Ord. dated 12/10/82 5.3)

G. No accessory structure or appliance designed for location ordinarily outside the principal structure, known as an exterior wood burning furnace, which transfers or provides heat via liquid or other means, by burning wood, corn, pellets or other solid fuels for heating any principal or accessory structure on the premises, shall hereafter be constructed, erected, placed and operated within the limits of the Village of Oakfield in all zoning districts. This provision does not include fire pits, barbecues, fryers or chimneys. (Ord. dated 2006)

#### 14.16.040 Accessory uses and structures.

No accessory use shall be established prior to the establishment of the main or principal use, and no accessory structure shall be constructed, erected, altered, remodeled, extended or moved prior to the establishment or construction of the main or principal structure except those accessory uses and structures of a temporary nature required for the establishment of the main or principal use, or for the construction of the main or principal structure. (Ord. dated 12/10/82 5.4)

**14.16.050 Access.**

No structure shall be constructed or erected on a lot or tract of land or moved to a lot or tract of land which does not abut a public street at least sixty-six (66) feet in width unless said street on the date of passage of the ordinance codified in this title had a lesser width. (Ord. dated 12/10/82 § 5.5)

**14.16.060 Existing structures.**

Nothing in this title shall be deemed to require any change in the plans, construction, or designated use of any structure existing or upon which construction was lawfully begun prior to the effective date of the ordinance codified in this title, provided that such structure shall be completed within one calendar year from the effective date of the ordinance codified in this title. Any structure existing prior to the effective date of the ordinance codified in this title may be converted to any use permitted by the zoning district in which such structure is located. (Ord. dated 12/10/82 § 5.6)

**14.16.070 Compliance with requirements - limited applicability.**

No part of a yard, buffer strip, or other open space, off-street parking space or loading berth, or lot area required about or in connection with any structure or use for the purpose of complying with the regulations and standards of this title shall be included as part of a yard, buffer strip, or other open space, off-street parking space or loading berth, or lot area similarly required for any other structure or use, except as provided for herein. (Ord. dated 12/10/82 § 5.7)

**14.16.080 Minimum dimensions.**

No yard, buffer strip, or other open space, off-street parking space or loading berth, or lot existing on the effective date of the ordinance codified in this title shall be reduced in dimension or area below the requirements set forth hereinafter. Yards, buffer strips, or other open

spaces, off-street parking spaces or loading berths, or lots created or established after the effective date of the ordinance codified in this title shall meet at least the minimum requirements established by this title. (Ord. dated 12/10/82 § 5.8)

**14.16.090 Permitted excess.**

The height of any main or principal structure or accessory building shall be in accordance with the regulations governing the district in which such structure is located. (Ord. dated 12/10/82 § 5.9)

**14.16.100 Nonapplicability of standards**

Height regulations and standards shall not apply to spires, belfries, penthouses or domes not used for human occupancy nor to chimneys, ventilators, skylights, water tanks, bulkheads, utility poles and towers, silos, grain elevators and other necessary mechanical appurtenances provided their location shall conform where applicable to the regulations and standards of the Wisconsin Industrial Commission, Federal Communications Commission, the Civil Aeronautics Administration, and other public authorities having jurisdiction. (Ord. dated 12/10/82 § 5.10)

**14.16.110 Required open space.**

Lots hereafter platted or created shall have adequate lot area, width and lot depth to provide for off-street parking spaces and loading berths, yards, buffer strips and other open spaces required. (Ord. dated 12/10/82 § 5.11)

**14.16.120 Depth and width.**

Depth and width of lots shall be as specified in regulations and standards of specific districts. (Ord. dated 12/10/82 § 5.12)

**14.16.130 Regulations and standards applicable to structures.**

The following yard regulations and standards shall apply to all lots or tracts of land on which a structure is located:

A. Yards shall be kept unobstructed for their entire depth except as specified below. Any required means of egress shall be allowed as an obstruction.

B. Private driveways, service drives, easements, sidewalks, flagpoles, arbors, trellises, fences, walls, hedges, columns, light poles, trees, hydrants, patios, accessory signs, accessory buildings, and other decorative recreational and utility devices and equipment may be placed in any yard.

C. Notwithstanding any other provisions of this title, the following visibility regulations and standards shall apply:

1. Interior lot.

a. Fences, walls, and hedges may be erected or planted in any front, side, or rear yard directly adjacent to the property line, providing that no part shall intrude upon adjoining properties or sidewalks. The property owner erecting a fence or wall, or planting a hedge, shall be responsible for maintaining both sides of said fence, wall, or hedge. The most attractive side of a fence or wall shall face out toward the adjoining property.

b. The following height restrictions apply to all fences, walls, and hedges:

1. No fence, wall, or hedge shall exceed six (6) feet in height on any rear lot line, and on any side lot line to a point parallel with the front surface of the main structure, excluding any porches or steps.

2. Any fence, wall, or hedge continuing along a side lot line from a point parallel with the front surface of the main structure to the front lot line shall not exceed three (3) feet in height.

3. No fence, wall, or hedge shall exceed three (3) feet in height on any front lot line.

2. Corner lot. A corner lot is considered to have no rear lot line. The regulations and

standards found in Section C. 1. above shall also apply to corner lots. Additionally, nothing shall be constructed, erected, placed, planted, or allowed to grow on a corner lot in such a manner as to materially impede vision from a point three (3) feet above the centerline of the street to a similar point on an intersecting street and extending to a point seventy-five (75) feet from the center of the intersection. (Ord. 2001-15 and Ord. 2002-3)

**14.16.140 Mobile homes.**

Except as permitted under the provisions of Chapter 14.44, no occupied mobile home shall be permitted on any lot or tract of land outside of a mobile home park, except the mobile home of a bona fide guest of the occupant of a dwelling located on such a lot or tract of land. Such temporary location of a mobile home shall not exceed thirty (30) consecutive days and two such thirty (30) day periods within one calendar year. (Ord. dated 12/10/82 § 5.14)