

ORDINANCE NO. 24- 03

**AMENDMENT TO THE TOWN OF ROME CODE CHAPTER 360
ARTICLE III – GENERAL REGULATIONS**

SECTION 360-10 ACCESSORY USES AND STRUCTURES

The Town Board of the Town of Rome, Adams County, Wisconsin, hereby amends the Town of Rome Code of Ordinances as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. The amendment shall be published or posted pursuant to section 60.80 Wis. Stats. and shall take effect the day after such posting or publication.

Adopted this 18th day of April, 2024.

Approved: _____


Lori Djumadi, Town Chairwoman

Attested: _____


Melissa Rhodes, Town Clerk/Treasurer

Chapter 360, Zoning
Article III, General Regulations

§ 360-10 Accessory uses and structures.

- A. Accessory buildings, structures and uses shall be compatible with the principal uses and shall not be established prior to the principal use, except that sheds of 150 square feet or less with a maximum height of 10 feet and a maximum roof overhang of 16 inches, and unroofed decks not exceeding 400 square feet in size, are permitted in any district before the principal structure is present. Permitted sheds erected before the principal structure is present shall not be used as a place of human habitation. Mobile/manufactured homes, campers, truck bodies or trailers, buses and similar items are prohibited for use as accessory buildings. All accessory buildings and structures shall be maintained structurally and kept in good repair. Outside appearance shall be maintained so as not to become a nuisance to the neighborhood. **[Amended 2-16-2023 by Ord. No. 23-03]**
- B. The following items and structures are not permitted in nonagricultural zoning districts prior to construction of a principal structure: gazebos exceeding 150 square feet in area, pergolas, satellite dishes larger than 36 inches in size, fuel tanks, except LP tanks not exceeding 60 pounds that are part of the affixed and secured equipment of a camping unit, air conditioners, antennas, towers, exterior heating systems or similar appurtenances or equipment. **[Amended 2-16-2023 by Ord. No. 23-03]**
- C. Outdoor fuel burners, including wood stoves, used as an interior heating system are not allowed in the Lake District or in any residential subdivision in which the average parcel size is two acres or less.
- D. Canopies. **[Amended 2-16-2023 by Ord. No. 23-03]**
- (1) Temporary use. In all districts, a canopy may be erected on a temporary (10 consecutive days or less) basis for family gatherings, rummage sales, special events and similar occasions. In such case, a permit is not required and the canopy must be dismantled and removed upon conclusion of the temporary use; provided, however, that a canopy may not be erected on a property for more than 20 days in a calendar year. While erected, the location of the canopy must comply with all setback requirements for structures in the applicable zoning district.
- (2) Permanent use. Canopies may only be erected on a permanent basis pursuant to the following requirements:
- (a) Lake District and recorded residential subdivisions. In the Lake District and any recorded residential subdivision, canopies may only be used atop a boat lift that is located at least partially in a body of water, provided that the canopy roof is made of a nonrigid material. Canopy roofs may not be constructed of wood, fiberglass, metal or any other rigid material.
- (b) Business District. In the Business (B-1) District, canopies that meet the criteria of an accessory use pursuant to this section may be erected upon issuance of a permit. Canopies with a floor area 120 sq. ft. or less require the issuance of a zoning permit. Canopies with a floor area greater than 120 sq. ft. shall require a building permit and zoning permit. Canopies used for events, exhibitions or assembly shall comply with the standards for recognized safe practices within **§ 191-13**. The location of any canopy permitted under this subsection must comply with all setback requirements for structures in the applicable zoning district.
- E. Freestanding and detached carports are not permitted in any zoning district. **[Added 2-16-2023 by Ord. No. 23-03]**