

ORDINANCE NO. 24 – 07

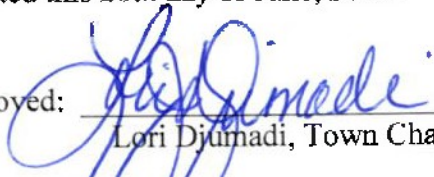
**AMENDMENT TO THE TOWN OF ROME CODE CHAPTER 360
ARTICLE XII, LD LAKE DISTRICT**

SECTION 360-62 HEIGHT, SETBACKS, AREA AND OTHER REQUIREMENTS

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 20th day of June, 2024.

Approved: _____



Lori Djumadi, Town Chairwoman

Attested: _____



Melissa Rhodes, Town Clerk/Treasurer

Chapter 360, Zoning

Article XII, LD Lake District

§ 360-59 Purpose.

This district is intended to provide regulations that address the unique concerns of residential developments in waterfront and near waterfront areas. The limited number of permitted and conditional uses are intended to foster neighborhoods that protect the environmentally sensitive nature of lakefront areas.

§ 360-60 Permitted uses.

- A. Single-family dwellings, constructed to the standards of the Wisconsin Uniform Dwelling Code and accessory structures. The number of accessory structures under this provision shall be limited to two structures. [Amended 2-16-2023 by Ord. No. 23-03]
- B. Camping. [Amended 6-17-2021 by Ord. No. 21-12]
 - (1) Camping limit: one camping unit in a subdivision; two camping units outside a subdivision.
 - (2) Season. Camping is allowed from April 14 through November 30. [Added 2-16-2023 by Ord. No. 23-03]
 - (3) Permit required. An annual permit issued by the Zoning Administrator is required for seasonal camping on any lot on which a single-family residence does not exist. [Added 2-16-2023 by Ord. No. 23-03]
 - (4) Guest camping. A second camping unit to be occupied by guests of a lot owner shall be permitted on the zoning lot in a subdivision between April 15 and October 15 of each calendar year for no more than three nonsequential periods of a maximum of 10 days each in duration. At least 15 days must elapse between each such period. A guest camping permit issued by the Town of Rome is required.
 - (5) Water/septic requirements. Commencing on January 1, 2012, camping may not occur on a lot on which a single-family residence does not exist unless said lot satisfies both of the following requirements: [Added 2-16-2023 by Ord. No. 23-03]
 - (a) Is either connected to water service offered by the Rome Water Utility or is served by a private, code-compliant well providing potable water; and
 - (b) Is connected to a municipal sanitary sewer system or is directly served by a private on-site waste treatment system as defined in § 145.01(12), Wis. Stats., or is attached to a transfer container that is installed pursuant to the regulations set forth in Section 3-2.08 of the Adams County Private On-site Waste Treatment Systems Ordinance.
 - (6) Off-season camping permit. Camping is permitted from December 1 through April 14 only upon issuance of an off-season camping permit by the Zoning Administrator. Such camping is limited to no more than two occurrences for a cumulative total of no more than 21 days during any off-season period. A separate permit is required for each occurrence and will only be issued upon proof that the camping unit will be connected to either a municipal sanitary sewer system or has direct access to a private on-site waste treatment system approved by the State of Wisconsin and Adams County. [Added 2-16-2023 by Ord. No. 23-03]
 - (7) All permits required herein must be displayed in a weather-resistant receptacle that is securely attached, below the address sign, to the Town-issued address identification post. [Added 2-16-2023 by Ord. No. 23-03]
 - (8) Notwithstanding Subsection B(5)(b) herein, portable toilets and vault privies are prohibited in this

district. Composting, chemical and incinerating toilets are permitted only if completely within the camping unit. [Added 2-16-2023 by Ord. No. 23-03]

C. Home occupation.

D. One shed.

§ 360-61 Conditional uses.

Short-term rental of a dwelling (30 days or less).

§ 360-62 Height, setbacks, area and other requirements.

A. Lot requirements.

(1) Frontage: minimum 70 feet.

(2) Area: one acre.

(3) Depth/width: maximum 4:1.

B. Roadway setback.

(1) State highway (whichever is greater).

(a) From center of roadway: minimum 110 feet.

(b) From lot line: minimum 50 feet.

(2) County road (whichever is greater).

(a) From center of roadway: minimum 83 feet.

(b) From lot line: minimum 50 feet.

(3) Town road (whichever is greater).

(a) From center of roadway: minimum 63 feet.

(b) From lot line: minimum 30 feet.

C. Building setbacks (from the furthest building projection).

(1) Side: minimum 10 feet.

(2) Rear: minimum 10 feet.

(3) Waterfront: minimum 75 feet.

D. Other requirements.

(1) Building height: maximum 35 feet.

(2) Building width: minimum 24 feet.

(3) Roof pitch: minimum 3/12. [Amended 2-16-2023 by Ord. No. 23-02]

(4) Overhang: minimum 12 inches.

- (5) Accessory building appearance.
- (a) The purpose of this subsection is to regulate the use of exterior construction materials in an effort to attain a degree of individual uniformity and overall compatibility in exterior appearance, and thus maintain and enhance the attractiveness and property value of LD Zoning Districts. The LD District is the foundation of the Town tax base. Therefore, it is an overall benefit to the welfare and quality of life of the community to make preservation of the property values a priority. The Town of Rome provides these regulations to landowners who desire to build a new structure, or to remodel or add to an existing dwelling or accessory building.
- (b) An accessory building shall be constructed of similar materials and have an overall appearance consistent with that of the dwelling.
- (6) Detached accessory structures: Side wall height: Maximum 16 ft.
- (7) Shed. Building used primarily for storage of an area up to and including 150 square feet and a maximum of a ten-foot height and a maximum 16 inches of roof overhang. A shed is allowed before the principal structure is present but 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. [Amended 12-12-2019 by Ord. No. 19-17]
- (8) Elevated structures. Except for the following, there shall be no elevated structures permitted in the LD Zoning District: [Added 3-18-2021 by Ord. No. 21-06]
- (a) Play structure, provided said structure shall not have a footprint area exceeding 100 square feet or a height at any point taller than 15 feet. Play structures shall not be located on any lot unless the lot contains a single-family dwelling, and shall not be located in the street-facing front or side yard area.
- (b) Any play structure taller than 10 feet in height at any point shall be subject to a zoning permit application and Plan Commission review and approval. Where a play structure greater than 10 feet in height is referred to the Plan Commission, its decision shall be preceded by a public hearing. Each abutting property owner shall be notified of the time, date, and place of the public hearing and may offer reasons for approval or disapproval of the application as submitted. Reasons may be communicated in writing or given as testimony at the public hearing. The Plan Commission may deny, approve, or conditionally approve the proposed play structure or elevated structure. In making its determination, the Plan Commission shall consider potential screening, layout modifications, impact on neighboring properties, and potentially impose removal timelines.
- (c) Any play structure taller than 10 feet in height at any point shall be constructed of similar materials and have an overall appearance consistent with that of the dwelling.
- (d) All play structures shall be properly maintained or otherwise protected to prevent deterioration or a negative impact upon neighboring properties.

E. Areas.

- (1) Lot coverage by buildings. Impervious building and ancillary surfaces, excluding driveways, shall not occupy more than 20% of a total lot area. An applicant for a zoning permit shall provide a diagram that includes lot dimensions, total area and the location, dimensions and area of all buildings together with computations that demonstrate compliance with this section.
- (2) Living area per dwelling unit: minimum 760 square feet.

F. Outside storage. Except for the following items, there shall be no outside storage of personal property

during the period of December 1 through April 14 on any lot in a recorded residential subdivision unless the lot contains a single-family dwelling:

- (1) Two watercraft (must be owned by property owner).
- (2) One picnic table.

§ 360-63 Special setback requirements.

The following lots must conform to the following waterfront setbacks:

A. Eighty-seven feet:

- (1) Appleby 71.
- (2) Chatham 10, 24, 35, and 44.
- (3) Essex 5, 17, 19, and 66.
- (4) Leeds 7.
- (5) Norwich 12 and 17.
- (6) Plymouth 3.
- (7) Somerset 11.
- (8) White Stallion 6, 12, 13, 17, 29, and 33.

B. Eighty-seven feet five inches:

- (1) Sussex 23 and 33.

C. One hundred feet:

- (1) Appleby 72 through 74.
- (2) Chatham 11 through 23 and 36 through 43.
- (3) Dover 31 through 47.
- (4) Essex 1 through 4, 18, 67, and 68.
- (5) Falk 45 through 56.
- (6) Inverness 12 through 23.
- (7) Kent 1 through 29.
- (8) Kings Court 1 through 34.
- (9) Leeds 1 through 6.
- (10) Norwich 13 through 16.
- (11) Palisades 1 through 17.

- (12) Plymouth 1 and 2.
- (13) Ramsgate 12 through 47.
- (14) Somerset 1 through 10.
- (15) Sussex 24 through 32.
- (16) White Stallion 7 through 11, 14, 15, 30, 31 and 32.
- (17) York 1 through 23.