

Chapter 580, Section 15 is hereby amended by adding and removing the following language – indicated in red text – and the ordinance below is hereby adopted in its entirety.

§ 580-15 Zoning district defined. The following zoning districts are hereby established for the Village of Winneconne:

A. R-1A and R-1B Single-Family Residential Districts.

(1) Purpose. To protect the integrity of the residential areas by prohibiting incursion of incompatible nonresidential uses. To maintain compact residential development around the existing urban-residential areas. To locate one-family residences only.

(2) Permitted uses and structures. Single-family dwellings, ~~and~~ their accessory structures or uses, **and residential swimming pools.**

(3) Conditional uses and structures. Parks, greenways and open spaces, playgrounds, public and private schools, cemeteries, crematories, mausoleums and columbaria, governmental and community service buildings and functions, utility lines, pumping stations, golf courses, churches, libraries, single-family planned residential development, home occupations, small group home, ~~swimming pools,~~ agricultural uses, and bed-and-breakfast establishments (wherein one off-street parking space is provided per room rented and, as a condition of the conditional use permit, all establishments shall be subject to and comply with Chapter ATCP 73, Wisconsin Administrative Code, relating to bed-and-breakfast establishments).

(4) An accessory structure may be built on a vacant residential lot of record, provided the applicant requesting to build said structure owns a residential lot — with single-family residence — that directly abuts the vacant lot containing the accessory structure.

B. R-2 Single-Family, Two-Family Residential District.

(1) Purpose. To protect the integrity of the residential areas by prohibiting incursion of incompatible nonresidential uses. To maintain compact residential development around the existing urban-residential areas. To locate one- and two-family residences only.

(2) Permitted uses and structures. Single-family and two-family dwellings, ~~and~~ their accessory structures or uses, **and residential swimming pools.** The zoning regulations for R1-B zoning districts shall be applied to single-family dwellings.

(3) Conditional uses and structures. Parks, greenways and open spaces, playgrounds, public and private schools, hospitals, cemeteries, crematories, mausoleums, columbaria, governmental and community service buildings and functions, utility lines, pumping stations, golf courses, churches, libraries, single-family and two-family planned residential development, home occupations, small group homes, ~~swimming pools,~~ agricultural uses, and bed-and-breakfast establishments (wherein one off-street parking space is provided per room rented and, as a condition of the conditional use permit, all establishments shall be subject to and comply with Chapter ATCP 73, relating to bed-and-breakfast establishments).

C. R-3 Multifamily Residential District.

(1) Purpose. To protect the integrity of the residential areas by prohibiting incursion of incompatible nonresidential uses. To maintain compact residential development around the existing urban-residential areas. To locate residences of three or more families.

(2) Permitted uses. Single-family residential uses **and residential swimming pools,** provided they conform to the regulations applicable to R1-B zoning districts; multifamily uses provided they conform to the regulations below.

(3) Conditional uses and structures. Parks, greenways and open spaces, playgrounds, public and private schools, medical and dental clinics, cemeteries, crematories, mausoleums,

columbaria, nursing homes, governmental and community service buildings and functions, utility lines, pumping stations, golf courses, churches, libraries, single-family planned residential development, home occupations, ~~swimming pools~~, agricultural uses, large group homes, nursery schools, day-care, and multifamily planned residential development, and bed-and-breakfast establishments (wherein one off-street parking space is provided per room rented and, as a condition of the conditional use permit, all establishments shall be subject to and comply with Chapter ATCP 73, Wisconsin Administrative Code, relating to bed-and-breakfast establishments).

(4) Other requirements.

(a) That the floor area ratio, defined as the maximum square footage of total floor area permitted for each foot of land area, is not more than 0.45.

(b) That the living ratio defined as the minimum square footage of nonvehicular outdoor space required for each square foot of floor area is not less than 1.2.

This ordinance shall take effect from and after its passage and publication, as provided by law.

INTRODUCED: March 4, 2021

PUBLIC HEARING: March 4, 2021

PASSED: March 16, 2021

PUBLISHED: March 24, 2021

VILLAGE OF WINNECONNE, WISCONSIN

By: Christopher Boucher  
Christopher Boucher, Village President

Attest: Jacquie Stelzner  
Jacquie Stelzner, Village Clerk-Treasurer