

VILLAGE OF LITTLE CHUTE

ORDINANCE NO. 6, SERIES OF 2019

AN ORDINANCE AMENDING CHAPTER 44 – AMENDMENT AND CREATION OF ZONING CODE, ARTICLE II, SECTION 44-46 OF THE VILLAGE OF LITTLE CHUTE MUNICIPAL CODE.

WHEREAS, the Plan Commission of the Village of Little Chute has recommended the following ordinance amendments; and,

WHEREAS, a public hearing has been held before the Village Board of Trustees, Village of Little Chute; and,

WHEREAS, the Village Board of Trustees, Village of Little Chute, finds the following ordinance amendments to be in the public interest;

NOW, THEREFORE, the Village Board of Trustees, Village of Little Chute, do ordain as follows:

Section 1. That CHAPTER 44 - ZONING - ARTICLE II ZONING DISTRICTS, Section 44-42.- Establishment of Districts is hereby amended and Section 44-46.1.- RD dense modern single-family district, of the Municipal Code of the Village of Little Chute is hereby created to read as follows:

ARTICLE II. - ZONING DISTRICTS

Sec. 44-42. - Establishment of districts.

For the purpose of this article, present and future, provision is hereby made for the division of the village into the following nine basic zoning districts:

- (1) RC conventional single-family district.
- (2) RD dense modern single-family district.
- (3) RT two-family residential district.
- (4) RM multifamily residential district.
- (5) MH mobile home district.
- (6) CB central business district.
- (7) CH commercial highway district.
- (8) CS commercial shopping center district.
- (9) ID industrial district.
- (10) CN conservancy district.
- (11) IT institutional district.

Sec. 44-46.1. - RD dense modern single-family district.

- (a) *Purpose.* The RD dense modern single-family district is intended to provide for more dense single-family detached residential uses in modern development forms.
- (b) *Permitted principal uses and structures.* The following are permitted principal uses and structures in the RD district:
 - (1) Single-family detached dwellings.
 - (2) Municipal owned parks, playgrounds and community centers.
- (c) *Permitted accessory uses and structures.* The following are permitted accessory uses and structures in the RD district:

- (1) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
- (d) *Special exception uses and structures.* The following are special exception uses and structures in the RD district:
- (1) Public utility installations.
- (e) *Dimensional requirements.* The following are dimensional requirements in the RD district:
- (1) Single-family detached dwellings. The minimum land dimensions are as follows:
- The lot area is 6,000 square feet per dwelling.
 - The lot width is 60 feet.
 - Setbacks are as follows:
 - The front yard setback is 20 feet.
 - The side yard setbacks are six feet individually.
 - The rear yard setback is 12 feet.
 - The minimum greenspace is 40 percent.
 - The maximum height is 30 feet (2 stories).
- (f) *Permitted accessory signs.* The permitted accessory signs are as follows:
- (1) One subdivision identification sign limited to 25 square feet in area.
 - (2) One temporary sign for each street frontage advertising the sale or lease of real estate provided such sign is limited to nine square feet in area. No temporary sign shall be erected within ten feet of any adjacent side yard, and no temporary sign shall remain after the sale, lease, or development of the property.
- (g) *Off-street parking requirements.* The off-street parking requirements are as follows:
- (1) For dwellings, the off-street parking requirements are two per unit.
 - (2) For community centers, the off-street parking requirements are one space per four persons of maximum capacity.
 - (3) For all other uses, the off-street parking requirements are to be established by site plan approval of the Plan Commission.

Section 2. That this Ordinance shall be in full force and effect from and after its passage as provided by law.

Date introduced, approved and adopted: November 6, 2019

VILLAGE OF LITTLE CHUTE

By

Michael R. Vanden Berg, Village President

By

Laurie Decker, Village Clerk