

VILLAGE OF LITTLE CHUTE

ORDINANCE NO. 4, SERIES OF 2024

AN ORDINANCE AMENDING THE ZONING CODE SECTIONS 44-46.1 AND 44-91 OF THE VILLAGE OF LITTLE CHUTE MUNICIPAL CODE.

WHEREAS, the required public hearing regarding the rezoning has been held before the Village Board of Trustees on June 19, 2024, 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 the Zoning Ordinance, Chapter 44 Zoning, Municipal Code of the Village of Little Chute, is hereby amended by adding the underlined text and deleting the strikethrough text as set forth below:

Sec. 44-46.1 RD dense modern single family district

(e) *Dimensional requirements.* The following are dimensional requirements in the RD district:

- (1) Single-family detached dwellings. The minimum land dimensions are as follows:
 - a. The lot area is 6,000 square feet per dwelling.
 - b. The lot width is 60 feet.
 - c. Setbacks are as follows:
 1. The front yard setback is 20 feet.
 2. The side yard setbacks are six feet individually.
 3. The rear yard setback is 12 feet.
 - d. ~~The minimum greenspace is 40 percent. The maximum lot coverage is 50 percent.~~
 - e. The maximum height is 30 feet (two stories).

Sec. 44-91. Cluster subdivisions.

(f) *Lot area requirements.*

- (1) All single-family detached dwellings shall have the following:
 - a. A minimum lot area of 3,600 square feet;
 - b. Setbacks. The following setback requirements of:
 1. A front yard of ten feet;
 2. A rear yard of 20 feet; and
 3. Side yards of five feet each.
 - c. The maximum lot coverage is 50 percent.

(2) All two-family dwelling shall have:

- a. A minimum lot area of 4,800 square feet (2,400 square feet per dwelling);
- b. Setbacks. The following setback requirements of:

 1. A front yard of ten feet;
 2. A rear yard of 20 feet; and
 3. Side yards of six feet each.

c. The maximum lot coverage is 50 percent.

(3) No principal residential structure shall be located closer than ten feet from any exterior boundary of the tract.

Section 2. Effective Date. This Ordinance shall take effect upon the adoption and publication and enactment of the Ordinance by the Village Board of Trustees, Village of Little Chute.

Date introduced, approved and adopted: June 19, 2024

VILLAGE OF LITTLE CHUTE

By

Michael R. Vanden Berg, Village President

By

Laurie Decker, Village Clerk