

**ORDINANCE NO. 2019-03**  
VILLAGE OF MOUNT HOREB

**AN ORDINANCE TO AMEND CHAPTER 17 ZONING CODE AND  
CHAPTER 18 SUBDIVISION AND PLATTING OF THE  
CODE OF ORDINANCES RELATING TO CORNER LOTS**

The Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

Chapter 17 of the Code of Ordinances is amended as follows: (All proposed new language is underlined; all proposed removal of language is ~~crossed-out~~.)

17.16 ACCESSORY BUILDINGS AND USES

(8) **LOCATION ON CORNER LOTS**. The following modifications may apply to **Accessory Structures** in the front yards of corner lots in any Residential District with the **granting of a Conditional Use Permit**:

- (a) **Sheds or other storage buildings** proposed to be located within the required front yard setback if the structure is a minimum of 20 feet from all rights-of-way. Shed structures enabled by this modification shall match the architecture, materials, and colors of the principal structure and be located entirely on a concrete pad that connects directly to a walk or driveway.
- (b) **Decks** proposed to be located within the front yard, if the entire structure is located a minimum of 30 feet from all rights-of-way.
- (c) **Fences** proposed to be located behind the front planes of the principal structure facing the front yards may be exempt from the prohibition against chain link fences in 17.93(d).

17.93 LOCATION AND HEIGHT OF FENCES AND HEDGES.

- (d) Only decorative **fences** are allowed in front or corner side yards, other than corner lots when a Conditional Use Permit has been granted per 17.16(8).

17.161 DEFINITIONS

*Lot, Corner.* A corner lot is a lot of which at least 2 adjacent sides ~~about~~ abut for their full lengths upon a street, provided that the interior angle at the intersection of such 2 sides is less than 135 degrees. A lot abutting upon a curved street or streets shall be considered a corner lot if the tangents to the curve at its point of beginning within the lot or at the points of intersection of the side lot lines with the street line intersect at an interior angle less than 135 degrees. All corner lots shall have two front yards, two sides yards, and no rear yard.

*Lot Line, Front.* The front lot line in the case of a lot abutting upon only one street shall mean the line separating such lot from such street. In the case of any other lot, all lots lines abutting a street right-of-way shall be a front lot line. ~~the owner shall, for the purpose of this chapter, have the privileges of electing any street lot line to be the front lot line, providing that such choice, in the collective opinion of the Village Administrator and Building Inspector, will not be injurious to the existing development, or to the desirable future development, of adjacent properties.~~ (To note, this sentence is directly contradicting other parts of the Zoning Ordinance and long-standing administrative policy.)

*Lot Line, Rear.* The rear lot line shall mean that lot line which is opposite and most ~~distance~~ distant from the front lot line, except for corner lots as defined above. In the case of an irregular or triangular shaped lot, a line 10 feet in length entirely with the lot, parallel to and most distant from the front lot line shall be considered to be the rear lot line for the purposes of determining depth of rear yard. In cases where none of these definitions is applicable, the rear lot line shall be designated by either the Village Administrator or the Village Building Inspector. Corner lots shall have no rear lot line.

*Lot Line, Side.* The boundary of a lot which extends from the front lot line to the rear lot line, except for corner lots as defined above. Corner lots shall have two side lot lines, both of which are opposite the front lot lines.

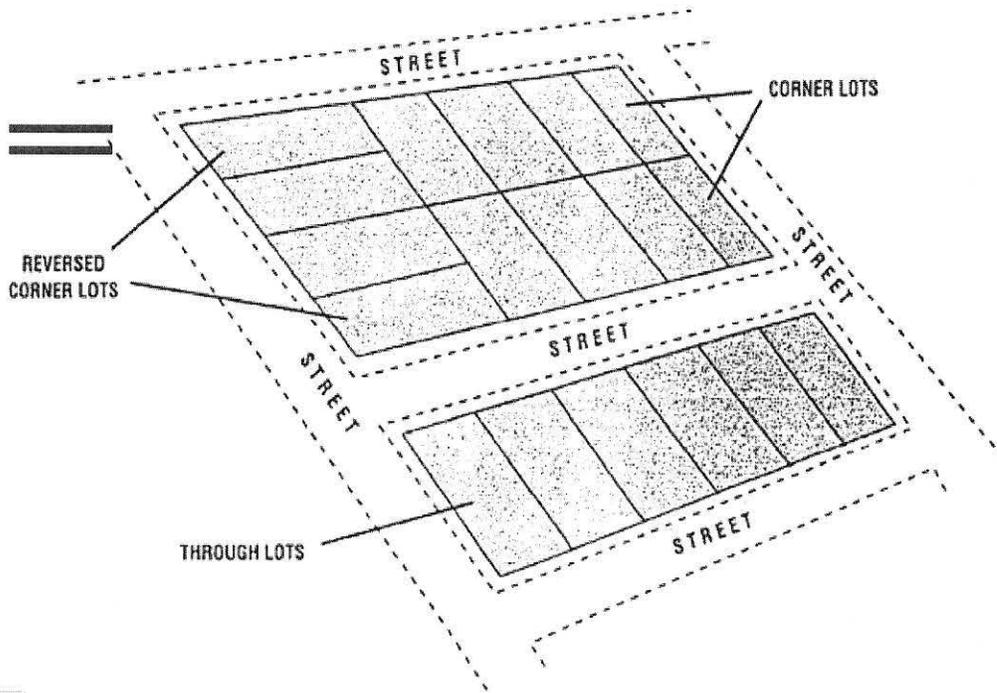
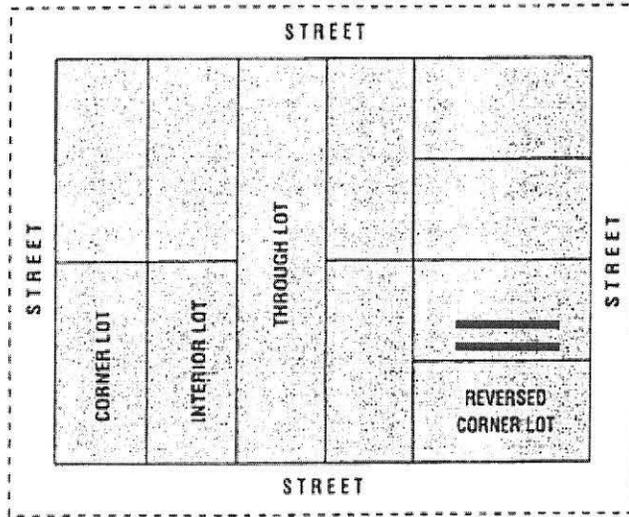
*Lot, Standard.* A standard lot is any lot that is not defined as a corner lot. It shall have a front and rear yard with two side yards.

#### Chart 1 – Mount Horeb Lot, Yard and Building Requirements

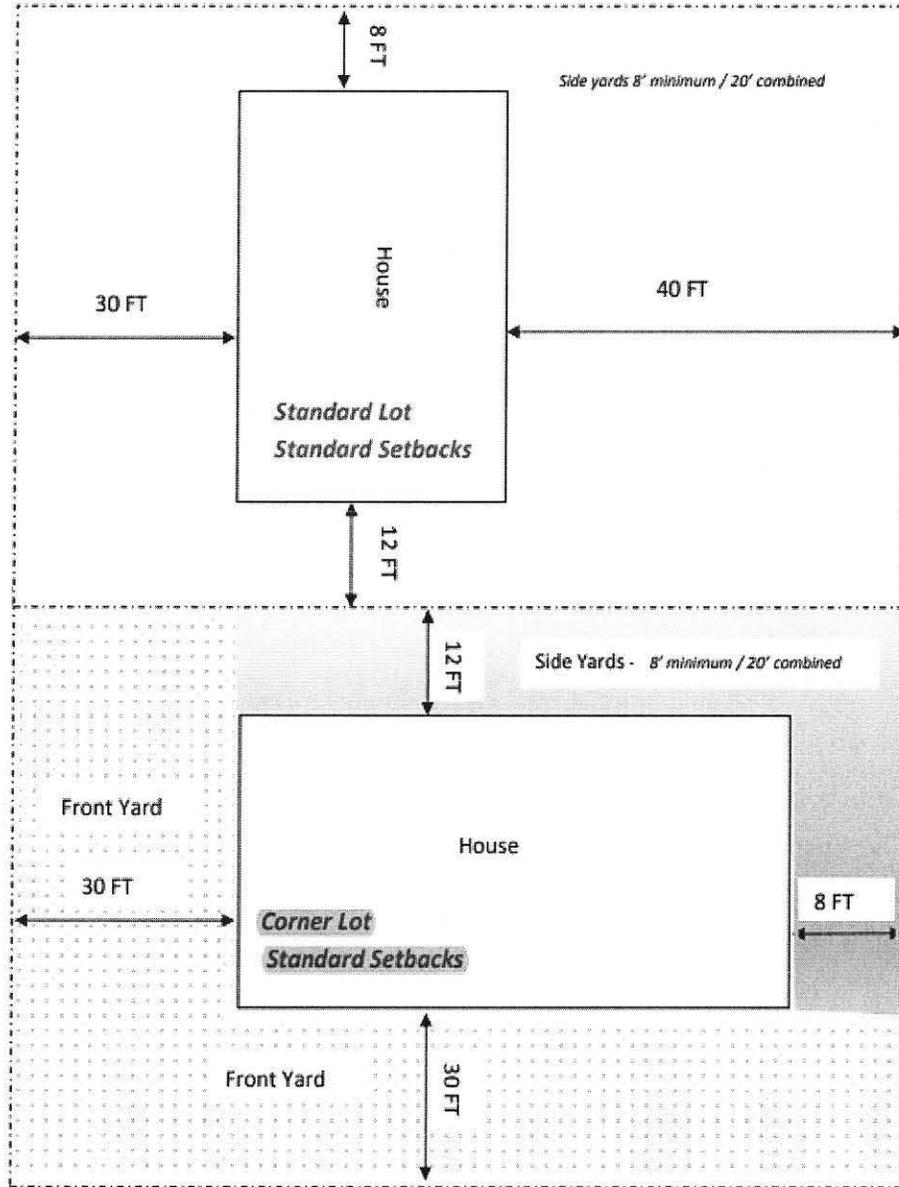
Notes: **Accessory buildings** are not permitted to encroach upon any easement and are not permitted in the front yard except in zoning district A-1 with an 80-foot setback required or on certain corner lots with a Conditional Use Permit in the residential zoning districts per Section 17.16(8).

17.178

# Lot Types



Street



Street

Chapter 18 of the Code of Ordinances is amended as follows: (Proposed removal of language is crossed-out.)

18.40 STREETS.

(1)(e) Whenever the proposed subdivision contains or is adjacent to a major street or highway, adequate protection of residential properties, limitation of access and separation of through and local traffic shall be provided ~~by reversed frontage~~, with screen planting contained in a nonaccess reservation along the rear property line or by the use of frontage streets.

18.44 LOTS.

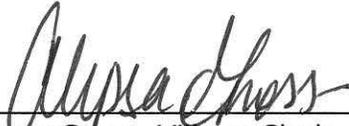
(2) Double frontage ~~and reverse frontage~~ lots shall be prohibited, except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.

*The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at a meeting held on July 10, 2019.*

APPROVED:

  
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Randy J Littel, Village President

ATTEST:

  
\_\_\_\_\_  
Alyssa Gross, Village Clerk

ADOPTED: 7/10/2019

POSTED/PUBLISHED: 7/25/2019