

VILLAGE OF WOODVILLE ORDINANCE

An Ordinance Amending Accessory Use and Structure Requirements in the Village of Woodville

The Village Board of the Village of Woodville does ordain as follows:

- I.** Section 525-71, entitled "Accessory uses or structures.," of Chapter 525, entitled "Zoning," of the Municipal Code of the Village of Woodville is hereby amended as follows:
 - A.** Principal use to be present. An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction. Any accessory use or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.
 - B.** Placement restrictions in residential district. An accessory use or structure in a residential district may be established subject to the following regulations:
 - (1) Accessory building number limits. In any residential district, in addition to the principal building, a detached garage or attached garage and one additional accessory building may be placed on a lot.
 - (2) Up to one additional accessory building may be permitted as a conditional use only if the lot size, setbacks, and design standards meet ordinance requirements and the use does not conflict with the district's purpose. The Village may impose conditions which are reasonable, measurable, and based on substantial evidence to ensure aesthetic compatibility and mitigate negative impacts, which may include, but are not limited to, the following:
 - (a) Maximum height limitations for the accessory structure.
 - (b) Maximum floor area limitations.
 - (c) Stormwater management and drainage requirements.
 - (d) Environmental impact and protection measures.
 - (e) Location and placement of the accessory structure on the lot.
 - (f) Driveway location, design, and surface standards.
 - (g) Building materials and architectural design.
 - (3) One small garden or tool shed, not exceeding 100 square feet, is allowed per building, does not count towards the accessory structure limits in Section 525-71 B (1), and does not require a building permit.
 - (4) Accessory building size limits. No detached accessory building or structure shall exceed the height of the principal building or structure.
 - (5) Attached accessory buildings. All accessory buildings which are attached to the principal building shall comply with the yard requirements of the principal building.

- (6) Detached accessory buildings and structures. Detached accessory buildings and structures which are not attached to the principal building shall meet the following requirements:
 - (a) Shall not occupy more than 30% of the area of the required rear yard.
 - (b) Shall not be more than 20 feet in height.
 - (c) Shall not be nearer than three feet to any lot line.
 - (d) Shall not be nearer than 10 feet to the principal structure unless the applicable building code regulations in regard to one-hour fire-resistive construction are complied with.
 - (e) Shall not be forward of the front line of the principal structure.
- (7) Detached garages. Detached garages shall meet the following requirements:
 - (a) Shall only be permitted in the rear yard and side yards.
 - (b) The roof pitch shall not exceed the steepest pitch of the principal structure.
- C. Use restrictions for residential districts. Accessory uses or structures in residential districts shall not involve the conduct of any business, trade or industry, except for home occupations as defined and authorized herein, and shall not be occupied as a dwelling unit.
- D. Setbacks for nonresidential districts. A detached building or structure in a nonresidential district may be established in the rear yard or side yard and shall meet the following requirements:
 - (1) Shall not be nearer than three feet to any lot line.
 - (2) Shall not be nearer than 10 feet to the principal structure unless the applicable building code regulations in regard to one-hour fire-resistive construction are complied with.
 - (3) Shall not be forward of the front line of the principal structure.
 - (4) Shall not exceed the height requirements of the underlying zoning district.
- E. Reversed corner lots. When an accessory building or structure is located on the rear of a reversed corner lot, it shall not be located beyond the front yard required on the adjacent interior lot to the rear
- F. Landscaping and decorative uses. Accessory structures and vegetation used for landscaping and decorating may be placed in any required yard area. Permitted structures and vegetation include flagpoles, ornamental light standards, lawn furniture, sundials, birdbaths, trees, shrubs and flowers and gardens.
- G. Temporary uses. Temporary accessory uses such as real estate sales, field offices,

or shelters for materials and equipment being used in the construction of the permanent structure may be permitted by the Zoning Administrator and shall be removed within 30 days of occupancy of the project.

- H. Garages in embankments in front yards. Where the mean natural grade of a front yard is more than eight feet above the curb level, a private garage may be erected within the front yard, following approval by the Village Board, provided that:
 - (1) Such private garage shall be located not less than five feet from the front lot line;
 - (2) The floor level of such private garage shall be not more than one foot above the curb level; and
 - (3) At least 1/2 the height of such private garage shall be below the mean grade of the front yard.
- I. Outdoor lighting. Outdoor lighting installations shall not be permitted closer than three feet to an abutting property line and, where not specifically otherwise regulated, shall not exceed 15 feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties.
- J. Lawn accessories. Walks, drives, paved boulevard areas and purely decorative garden accessories such as pools, fountains, statuary, flagpoles, etc., shall be permitted in setback areas but not closer than three feet to an abutting property line other than a street line.
- K. Retaining walls. Retaining walls may be permitted anywhere on the lot; provided, however, that no individual wall shall exceed six feet in height, and a boulevard area of at least three feet in width shall be provided between any series of such walls, and provided further that along a street frontage no such wall shall be closer than three feet to the property line.

II. SEVERABILITY

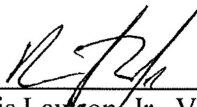
If any provision of this Ordinance or any application of this Ordinance to any person or circumstance is found to be invalid or unconstitutional, such a finding shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

III. EFFECTIVE DATE

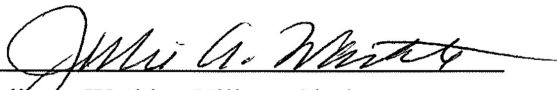
This Ordinance shall take effect upon passage as provided by law.

Adopted this 10th day of February, 2026

VILLAGE OF WOODVILLE



Dennis Lawson, Jr., Village President



Julie A. Wathke, Village Clerk

Voted for: 6
Voted against: 0
Abstained: 0
Date adopted: 2/10/2006
Effective date: 2/11/2006