

ZONING

390 Attachment 5

Village of Williams Bay

Figure 390-0909A: Required Buffer Yard Opacity Values

	Subject Property's Zoning District																		
	AH Agricultural Holding	ER Estate Residential	SF-1 Low-Density Residential	SF-2 Large Lot Residential	SF-3 Suburban Residential	SF-6 Village Residential	SF-CPP Cedar Point Park	TF Two-Family Residential	MF-12 Small Multifamily	MF-18 Multifamily Residential	SB Small Business	LSB Lakeshore Business	CB Community Business	VC Village Center	LI Light Industrial	GI General Industrial	P&I Public and Institutional	P&R Parks and Recreation	
Apply the required opacity value from this table to Figure 390-0909B and select the most appropriate buffer yard option for the site. Note that certain land uses, conditional uses, and planned development projects may have more stringent buffer yard requirements.																			
AH Agricultural Holding	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
ER Estate Residential			0	0	0	0	0	0.2	0.3	0.3	0.4	0.4	0.4	0.6	0.6	1.0	0.4	0.4	
SF-1 Low-Density Residential				0	0	0	0	0.2	0.3	0.3	0.4	0.4	0.4	0.6	0.6	1.0	0.4	0.4	
SF-2 Large Lot Residential					0	0	0	0.2	0.3	0.3	0.4	0.4	0.4	0.6	0.6	1.0	0.4	0.4	
SF-3 Suburban Residential						0	0	0.2	0.3	0.3	0.4	0.4	0.4	0.6	0.6	1.0	0.4	0.4	
SF-6 Village Residential							0	0.2	0.3	0.3	0.4	0.4	0.4	0.6	0.6	1.0	0.4	0.4	
SF-CPP Cedar Point Park								0.2	0.3	0.3	0.4	0.4	0.4	0.6	0.6	1.0	0.4	0.4	
TF Two-Family Residential									0.2	0.2	0.3	0.3	0.3	0.5	0.5	1.0	0.3	0.3	
MF-12 Small Multifamily Residential										0.2	0.2	0.2	0.2	0.4	0.4	1.0	0.2	0.2	
MF-18 Multifamily Residential											0.2	0.2	0.2	0.4	0.4	1.0	0.2	0.2	
SB Small Business												0.2	0.2	0.4	0.4	0.6	0.1	0.1	
LSB Lakeshore Business													0	0.3	0.3	0.6	0	0	
CB Community Business														0.3	0.3	0.6	0	0	
VC Village Center															0.3	0.6	0	0	
LI Light Industrial																0.5	0	0	

WILLIAMS BAY CODE

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Apply the required opacity value from this table to Figure 390-0909B and select the most appropriate buffer yard option for the site. Note that certain land uses, conditional uses, and planned development projects may have more stringent buffer yard requirements.																			
GI General Industrial																		0	0
P&I Public and Institutional																			0
P&R Parks and Recreation																			

* Note: Refer to Future Land Use Map of the Village's Comprehensive Plan and identify most likely future zoning district on future land use designation.

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Figure 390-0909B: Detailed Bufferyard Requirements

Opacity	Required Number of Landscaping Points per 100 feet	Width (feet)	Required Structure ^{1,2}
0.05	00	10+	Minimum 44-inch picket fence
	00	10+	Minimum 4-foot wood rail fence
	40	10	N/A
	36	15	N/A
	33	20	N/A
	31	25	N/A
0.10	29	30	N/A
	00	10+	Minimum 44-inch picket fence
	38	10+	Minimum 4-foot wood rail fence
	91	10	N/A
	80	15	N/A
	73	20	N/A
	68	25	N/A
	65	30	N/A
62	35+	N/A	
0.20	00	35+	Minimum 4-foot berm
	00	10+	Minimum 6-foot solid fence
	84	10+	Minimum 44-inch picket fence
	133	15+	Minimum 4-foot wood rail fence
	198	15	N/A
	173	20	N/A
	158	25	N/A
	149	30	N/A
	140	35	N/A
	10	35+	Minimum 4-foot berm
	135	40+	N/A
0.30	00	40+	Minimum 5-foot berm
	00	10+	Minimum 6-foot solid fence
	198	15+	Minimum 44-inch picket fence
	320	20	N/A
	240	20+	Minimum 4-foot wood rail fence
	276	25	N/A
0.30	252	30	N/A
	235	35	N/A
	104	35+	Minimum 4-foot berm
	223	40	N/A
	44	40+	Minimum 5-foot berm
	215	45	N/A
	209	50+	N/A
00	50+	Minimum 6-foot berm	

WILLIAMS BAY CODE

Opacity	Required Number of Landscaping Points per 100 feet	Width (feet)	Required Structure ^{1,2}
0.40	53	10+	Minimum 6-foot solid fence*
	330	20+	Minimum 44-inch picket fence*
	440	25	N/A
	362	25+	Minimum 4-foot wood rail fence*
	385	30	N/A
	349	35	N/A
	208	35+	Minimum 4-foot berm
	327	40	N/A
	148	40+	Minimum 5-foot berm
	310	45	N/A
	299	50+	N/A
	56	50+	Minimum 6-foot berm
0.50	135	15+	Minimum 6-foot solid fence
	564	30	N/A
	405	30+	Minimum 44-inch picket fence
	492	30+	Minimum 4-foot wood rail fence
	499	35	N/A
	319	35+	Minimum 4-foot berm
	454	40	N/A
	261	40+	Minimum 5-foot berm
	422	45	N/A
	405	50	N/A
	160	50+	Minimum 6-foot berm
	388	55	N/A
	374	60+	N/A
0.60	221	20+	Minimum 6-foot solid fence
	433	35+	Minimum 4-foot berm
	541	35+	Minimum 44-inch picket fence
	630	35+	Minimum 4-foot wood rail fence*
	626	40	N/A
	379	40+	Minimum 5-foot berm
	570	45	N/A
	525	50	N/A
	270	50+	Minimum 6-foot berm
	500	55	N/A
	480	60+	N/A

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Opacity	Required Number of Landscaping Points per 100 feet	Width (feet)	Required Structure ^{1, 2}
0.80	415	30+	Minimum 6-foot solid fence
	655	40+	Minimum 4-foot berm
	627	45+	Minimum 5-foot berm
	873	45+	Minimum 44-inch picket fence
	910	50	N/A
	505	50+	Minimum 6-foot berm
	809	50+	Minimum 4-foot wood rail fence
	804	55	N/A
	744	60	N/A
	710	65	N/A
	677	70+	N/A
1.00	636	40+	Minimum 8-foot solid fence
	732	50+	Minimum 8-foot solid fence
	751	50+	Minimum 8-foot solid fence
	867	55+	Minimum 8-foot solid fence
	1091	60+	Minimum 8-foot solid fence
	1136	60+	Minimum 8-foot solid fence
	1083	65	Minimum 8-foot solid fence
	994	70	Minimum 8-foot solid fence
	934	75	Minimum 8-foot solid fence
	892	80+	Minimum 8-foot solid fence

NOTES:

¹ Fences contributing to buffer yard requirements are not permitted along street frontages for nonresidential uses. Where used in combination with plant materials to meet buffer yard requirements, a minimum of 50% of all plant materials shall be located on the exterior side (the side away from the center of the subject property) of the fence.

² A building wall that does not contain doors (except those used for emergency exit) may be used to satisfy the required fence portions of the buffer yard requirements.

Opacity standards provided courtesy of Lane Kendig, Inc.