

- A. Uncovered stairs, landings, and fire escapes may project into any yard but not to exceed six feet and not closer than 15 feet to any lot line.
- B. Architectural projections, such as chimneys, flues, sills, eaves, belt courses, and ornaments, may project into any required yard, but such projection shall not exceed two feet.
- C. Open fences in the agricultural districts are exempt from the yard and distance requirements of this chapter.
- D. Residential fences, hedges, and walls are permitted on the property lines in the side and rear yards of residential districts but shall not in any case exceed a height of eight feet.
- E. To secure a safe sight distance from a street or road, no hedge or closed fence in the front or side yard shall be permitted within 30 feet of an adjacent right-of-way line.
- F. Security fences are permitted on the property lines in all districts except residential districts but shall not exceed 10 feet in height and shall be of an open type similar to woven wire or wrought iron fencing.
- G. Accessory structures in the B-1, B-2, TSD, BP-1, BP-2, M-1, I-1 and P-1 Districts.
[Amended 8-4-2008 by Ord. No. 2008-01N
 - (1) General standards for accessory structures.
 - (a) Any accessory structure shall be located on a lot only with a principal structure, and shall be subject to site design and architectural review by the Plan Commission.
 - (b) An accessory structure shall not be located closer than 10 feet to any principal structure, or another accessory structure.
 - (c) The combination of all accessory structure(s) on a lot shall not exceed 20% of the rear yard area.
 - (d) The combination of all accessory structure(s) on a lot shall not exceed 20% of the side yard area.
 - (e) An accessory structure shall only be located in a rear or side yard. In a unified development lot with multiple principal structures where a rear or side yard are not clearly present, the accessory structure shall be placed away from view by the general public and shall be subject to review and approval by the Plan Commission.
 - (f) Only one accessory structure less than 151 square feet shall be located, erected or moved on a lot; and only one accessory structure over 151 square feet shall be located, erected or moved on a lot. The Plan Commission may permit more than one structure where more than one accessory structure is

14. Editor's Note: This ordinance also repealed former Subsection H, which provided standards for Accessory uses and detached accessory structures in the street yard of lots abutting a lake. In addition, Ord. No. 2008-01 redesignated former Subsections I and J as Subsections H and I, respectively.

needed for the orderly development of the lot. If the Plan Commission permits additional structures on a lot, it may impose additional yard requirements, landscaping requirements, architectural design requirements and parking requirements or require additional minimum separation between structures.

- (g) The use of an accessory structure shall be clearly customary and incidental to the principal use of the lot. No living quarters shall be permitted in an accessory structure.
- (2) Standards for an accessory structure 150 square feet and smaller in size. These structures:
 - (a) Shall not be located closer than 20 feet from any rear or side lot line.
 - (b) Shall comply with the minimum shore yard of 75 feet.
 - (c) Shall not exceed 15 feet in height.
 - (3) Standards for an accessory structure between 150 square feet and 800 square feet in size. These structures:
 - (a) Shall comply with the setbacks of the applicable zoning district.
 - (b) Shall not exceed 25 feet in height or shall not exceed the height of any principal structure on the lot.
 - (4) Standards for an accessory structure 800 square feet and larger in size. These structures:
 - (a) Shall require Plan Commission approval as a conditional use, pursuant to the procedures of Article IV.
 - (b) Shall comply with the setbacks of the applicable zoning district.
 - (c) Shall not exceed 35 feet in height, or shall not exceed the height of any principal structure on the lot.
- H. Off-street parking is permitted in all yards of the business and industrial districts but shall not be closer than 25 feet to any residential lot line or a street line opposite a residential district.
 - I. Essential services, utilities, electric power and communication transmission lines are exempt from the yard and distance requirements of this chapter.

§ 340-89. Additions.

Additions in the front yard of existing structures shall not project beyond the average of the existing setbacks on the abutting lots.

§ 340-90. Average setbacks.

The required setbacks for residences may be decreased in any residential district to the average of the existing setbacks of the abutting structures on each side but in no case less than a minimum setback of 25 feet.

§ 340-91. Shore yards on bluffs, ravines and wetlands.

Ozaukee County Zoning, Sec. 7.00 Zoning District, sets the standard for all shore yards on bluffs, ravines and wetlands.

§ 340-92. Corner lots.

Corner lots shall provide a street yard on each street that the lot abuts. The remaining yards shall be a rear yard behind the main entrance to the structure and one side yard.

§ 340-93. Shoreland lots.

Shoreland lots shall provide a street yard on the street abutting the lot, a shore yard on the watercourse abutting the lot, and two side yards. Shoreland lots do not normally have a rear yard.

§ 340-94. Existing substandard lots.

- A. A lot in any residential district which does not contain sufficient area to conform to the dimensional requirements of this chapter but which is at least 60 feet wide and 7,200 square feet in area may be used as a single-family building site provided that the use is permitted in the zoning district and the lot is of record in the County Register of Deeds office prior to the effective date of this chapter and provided that the lot is in separate ownership from abutting lands. A zoning permit for the improvement of a lot with lesser dimensions and requisites than those stated above shall be issued only after a variance by the Zoning Board of Appeals.
- B. If two or more substandard lots with continuous frontage have the same ownership as of the effective date of this chapter, the lots involved shall be considered to be a single parcel for the purpose of this chapter. Substandard lots shall be required to meet the setback and other yard requirements of this chapter.

§ 340-95. Existing substandard agricultural parcels.

- A. Any parcel of land within the A-1 Exclusive Agricultural District which does not contain sufficient area to conform to the dimensional requirements of that district but which is at least 330 feet in width and five acres in area may be used for any use permitted in the A-1 District provided that the parcel is of record in the County Register of Deeds office prior to the effective date of this chapter and provided that the parcel is in separate ownership from abutting lands. A zoning permit for the improvement of a lot with lesser