

**ORDINANCE TO
AMEND CHAPTER 550: ZONING CODE, THROUGH THE ADDITION &
REMOVAL OF LANGUAGE TO SECTION § 550-56C, ACCESSORY
LAND USE, DETACHED RESIDENTIAL GARAGE, CARPORT, UTILITY
SHED, PLAY STRUCTURE, OR LAWN ORNAMENT**

**SPONSOR: MAYOR McFARLAND, CHAIR
FROM: PLAN COMMISSION**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS
FOLLOWS:

SECTION 1. Amend Section § 550-56C through removal and addition of language:

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- C. ~~Detached residential garage, carport, utility shed, play structure, or lawn ornament~~
Residential Accessory Structure. Description: A private residential detached garage,
carport or utility shed is a structure which primarily accommodates the sheltered
parking of a passenger vehicle and/or the storage of residential maintenance
equipment of the subject property. Walks, drives, paved terraces and purely decorative
garden accessories such as ponds, fountains, statuary, sundials, flagpoles, etc., shall
be permitted in setback areas but not closer than three feet to an abutting property line
other than a street line. For the purposes of this section, children's play structures,
including playhouses or elevated play structures and climbing gyms, shall be
considered accessory structures and shall comply with the requirements of this section
whether such play structures are placed on a foundation or not. Swing sets, slides and
sandboxes are not considered children's play structures for purposes of this section. A
building permit is not required for construction of a play structure. Play structures shall
not be used for storage or be constructed out of materials that would constitute a
nuisance. ~~It~~ Detached residential garage, carport, utility shed, or play structure may
be located on the same lot as a residential unit or units or on a separate lot in
conjunction with a residential land use. See § 550-85 for requirements applicable to
legal nonconforming garages. ~~Garages, carports and utility sheds in excess of 1,000
square feet of gross floor area, or which exceed 30% coverage of the rear yard area,
or which exceed the lot coverage of the principal structure, are not permitted in
residential districts except as conditional uses in the RH and ER-1 Districts. (Also, see
the first paragraph of this section.)~~

(1) Regulations.

- (a) ~~One attached or detached garage and two accessory structures shall be permitted by
right~~ The sum of building coverage for all detached residential garages, carports, utility
sheds, or play structures on a parcel shall not exceed the maximum accessory building
coverage of the Zoning District.

[1] Detached accessory dwelling units under Section § 550-56AA(7) and chicken coop
and runs under Section § 550-56X(1)(e) shall also count towards the sum of the
maximum accessory building coverage of the Zoning District.

- ~~(b) A conditional use permit is required for:
[1] A combination of accessory structures exceeding a total of 1,000 square feet; or
[2] More than two accessory structures.~~

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SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

<i>DATE:</i>	<i>10/18/2022</i>		<i>11/01/2022</i>	
<i>READING:</i>	<i>1ST</i>		<i>2ND</i>	
	<i>YES</i>	<i>NO</i>	<i>YES</i>	<i>NO</i>
DAVIS				
LAMPE				
RUETTEN				
BARTZ				
LICHT				
SMITH				
SCHMID				
WETZEL				
ROMLEIN				
MAYOR MCFARLAND				
<i>TOTAL</i>				

ADOPTED November 01, 2022

CITY CLERK

APPROVED November 01, 2022

MAYOR