

Planning Commission forwards revised zoning ordinance to Village Board

Written by Wauneta Breeze
Thursday, 10 April 2014 16:46 -

By Sheri Hink-Wagner

The Wauneta Breeze

The Wauneta Planning Commission met Monday night to review revisions to the Village's zoning ordinances which would allow storage buildings to be built on empty lots and change the set back requirements in low and medium density areas in town.

The revised ordinance includes language to allow the construction of a private non-commercial storage building on lots with no primary structure. Current village ordinances prohibit the construction of storage buildings on lots without a primary structure.

The statutes within the ordinance state the storage buildings can be up to 25 feet in height. Those who wish to build non-commercial storage buildings with a height in excess of 25 feet will have to apply for a conditional use permit from the Zoning Committee.

The ordinance revisions recommended by the Wauneta Planning Commission will also reduce the required front yard setbacks and increase the maximum lot coverage in low density residential districts.

Current village ordinances require a 25 foot front yard setback in low density residential districts whereas the required setback in medium and high density residential districts is set at 20 feet. The revision changes the setback in low density districts to 20 feet to match those in other districts.

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The new ordinance, if approved by the village board, will also increase the maximum lot coverage in low density residential districts to 40 percent, equal to the current maximum in medium to high density residential districts.

The revision will also amend the side yard requirements for corner lots. It will require the side yard on the street side to be at least 10 feet and not less than five feet on the opposite side.

The Planning Commission approved the revisions. The Planning Commission resolution will now be reviewed by the Wauneta Village Board at their meeting on Tuesday, April 8. Since the village board meeting will take place after the print deadline for this issue, results of the village board review will be included in the April 17 edition of the Breeze.