

VILLAGE OF EDEN ZONING ORDINANCE

1. INTERPRETATION AND PURPOSES.

The provisions of this ordinance shall be held to be minimum requirements adopted to promote the health, safety, morals, comfort, prosperity and general welfare of the Village of Eden. It is not intended by this ordinance to repeal, abrogate, annul, impair or interfere with any existing easements, covenants or agreements between parties or with any rules, regulations, or permits previously adopted or issued pursuant to laws; provided, however, that where this ordinance imposes a greater restriction upon the use of buildings or premises, or upon the height of a building or requires larger open spaces than are required by other rules, regulations or permits or by easements, covenants or agreements, the provisions of this ordinance shall govern.

2. DISTRICTS.

A. For the purpose of this ordinance, the Village of Eden, is hereby divided into 7 districts as follows:

1. (R-1) Single Family Residence District
2. (R-2) Single Family Semi-detached District
3. (R-3) Multiple Family Residence District
4. (MH) Mobile Home District
5. (B) Business District
6. (C) Commercial District
7. (I) Industrial District

B. Boundaries. The boundaries of the aforesaid districts are hereby established as shown on the map entitled "District Map, Village of Eden, Wisconsin", dated 8/30/2007, which map accompanies and is made a part of this ordinance. All notations and references shown on the district map are as much a part of this ordinance as though specifically described herein.

1. The district boundaries are either streets, alleys, railroads or lot lines, unless otherwise shown and where the designation on the district map indicates that the various districts are approximately bounded by a street, alley, railroad or lot line, such lot line or the center line of such railroad, street or alley shall be construed to be the district boundary line.
2. In unsubdivided property, the location of the district boundary lines shown on the district map shall be determined by use of the scale shown on such map.

C. District Map. There shall be a certified copy of the District Map described

above. Such copy shall be kept in the office of the Village Clerk, and shall be available for inspection by any person during regular office hours. Such copy shall bear on its face the notation that it is the certified copy of the District Map, the certificate to be signed by the Village President and attested by the Village Clerk, and bearing the number and date of adoption of this ordinance. Thereafter no amendment to this ordinance which causes a change in the boundaries of any district shall become effective until such change, together with a certificate describing the change, has been shown on the face of such certified copy. Such certificate of amendment shall be likewise signed by the Village President, attested by the Village Clerk, and shall show the number of the amending ordinance and the date of its adoption.

3. DEFINITIONS.

For the purposes of this ordinance, certain words and terms are defined as follows: Words used in the present tense include the future; the word "building" includes the word "structure"; the word "shall" is mandatory and not directory. The word "person" includes any partnership, association, organization, firm, trust, company or corporation. Any words not herein defined shall be construed as defined in the state and local building codes.

Accessory Building or Use. A detached building or part of the principal building or a use on the same lot with and subordinate to the principal building or use on and customarily incidental thereto. An automobile trailer or other vehicle or part thereof or other building or part thereof used as a temporary or permanent dwelling or lodging place is not an accessory building or use.

Alley. A public or private way which affords only secondary vehicular access to abutting property.

Antenna. "Dish-type satellite signal-receiving antennas" also referred to as "earth stations" or "ground stations" shall mean one, or a combination of two or more of the following:

- (a) A signal receiving device (antenna, dish antenna, or dish-type antenna), the purpose of which is to receive communications or other signals from satellites in earth orbit and other extraterrestrial sources.
- (b) A low noise amplifier (LNA) which is situated at the focal point of the receiving component and the purpose of which is to magnify, store, transfer and/or transmit electronic or light signals.
- (c) A coaxial cable, the purpose of which is to carry or transmit said signals to a receiver.

Apartment. One or more rooms in a multiple dwelling designed or intended to be occupied by a person, persons or family.

Apartment House. See "Dwelling, Multiple".

Automobile Wrecking Yard. Any premises on which more than one automotive vehicle, not in running or operating condition, is stored in the open.

Basement. A story partly or wholly underground.

Billboard. See "Sign".

Boarding House. A building other than a hotel where meals, or lodging and meals, are furnished for compensation for persons not members of the resident family.

Boathouse, Private. An accessory building for the storage only of boats.

Building. Any structure used, designed or intended for the protection, shelter, enclosure or support of persons, animals or property. If a building is divided into separate parts by unpierced walls extending from the ground up, each part shall be deemed a separate building, except for side yard requirements where manifestly inappropriate.

Building, Accessory. See "Accessory Building or Use".

Building, Height of. The vertical distance from the average established street grade in front of the lot or the finished grade at the lowest front building line, whichever is higher, to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or the average height of the highest gable or gambrel, hip or pitch roof.

Building, Main. See "Main Building or Use".

Cellar. See "Basement".

Clinic. An establishment for the medical examination and treatment of patients, but without provisions for keeping such patients overnight on the premises. For the purpose of this ordinance, a doctor's office in his own home, when it complies with the other requirements of this ordinance, shall not be considered a clinic, but any doctor's office which is not a part of his own home, and the office of two or more doctors, whether in a residence or not, shall be considered a clinic.

Club. An association of persons for some common special purpose, not including those organized to render a service customarily carried on as a business.

Court. An open space, other than a yard, on the same lot with a building.

Dish. Shall mean that part of a satellite signal receiving antenna characteristically shaped like a saucer or dish.

District. A part or parts of the Village of Eden for which the regulations governing the height, location and use of buildings and the size of lots and open spaces are uniform.

Drive-In Service. A place of business where customers are served in their automobiles.

Dwelling, One Family. A detached building designed for an occupied exclusively by one family.

Dwelling, Two Family. A detached or semi-detached building designed for and occupied exclusively by two families.

Dwelling, Multiple. A building or portion thereof designed for and occupied by more than 2 families, including tenement houses, row houses, apartment houses and apartment hotels.

Exception. The use of property, including the use and location of buildings, the size of lots and the dimensions of required yards, otherwise not allowable under the terms of this ordinance for which a special permit may be issued under conditions specified in this ordinance.

Family. One or more persons living together in one dwelling unit as a single housekeeping entity; provided a family shall consist of not more than 5 such persons when not related by birth or marriage.

Farming. The principal use of land for the raising and harvesting of crops or the keeping of livestock.

Floor Area. The area within the exterior wall lines of a building; provided that the floor area of a dwelling as so defined shall not include space not usable for living quarters, such as basement or utility rooms, garage, breezeway and unenclosed porches.

Frontage. All the property abutting on one side of a street between 2 intersecting streets or all the property abutting on one side of a street between an intersecting street and the dead end of a street.

Garage, Private. An accessory building or space for the storage only of motor-driven vehicles.

Garage, Public. Any building or premises other than a private or a storage garage, where motor-driven vehicles are equipped, repaired, serviced, hired, sold or stored.

Garage, Storage. A building or premises used for the storage only of motor-driven vehicles, pursuant to previous arrangements and not to transients, where no equipment, parts, fuel, grease or oil is sold and vehicles are not equipped, serviced, repaired, hired or sold.

Grounding Rod. Shall mean a metal pole permanently positioned in the earth to serve as an electrical conductor through which electrical current may safely pass and dissipate.

Highway. See "Street".

Home Occupation. A gainful occupation, such as dressmaking, laundering, home cooking, handicraft and the like, conducted by members of a family only, within their place of residence.

Hotel. A building in which lodging, with or without meals, is offered to transient guests for compensation and in which there are more than 5 sleeping rooms with no kitchen facilities in any individual room or apartment.

Junk Yard. Any premises on which there is an accumulation of scrap metal, paper, rags, glass, scrap lumber or other scrap materials stored or customarily stored for salvage or sale, unless such accumulation shall be housed in a completely enclosed building, but not including such accumulations as are incidental to manufacturing conducted on the premises.

Kitchen. Space in a building designed, equipped or intended to be used for the preparation or cooking of food.

Less Restricted. The use of land or buildings first permitted in a certain district is less restricted than other uses first permitted in districts appearing earlier in the numerical order in which such districts are numbered in this ordinance.

Loading Space. An off-street space or berth on the same lot with a building, or contiguous to a group of buildings which it serves, and abutting on or having direct access to a street or alley, for the temporary parking of a commercial vehicle while loading or unloading cargo. A loading space is not a parking space for the purposes of this ordinance.

Lodging House. A building other than a hotel where rooms without board or

kitchen facilities either in or in connection with such rooms are rented to persons not members of the resident family.

Lot. A parcel of land having a width and depth sufficient to provide the space necessary for one main building and its accessory buildings, together with the open spaces required by this ordinance and abutting on a public street or officially approved place.

Lot, Corner. A lot abutting on 2 or more streets at their intersection, provided that the interior angle of such intersection is less than 135 degrees.

Lot, Depth of. They mean horizontal distance between the front and rear lot lines.

Lot, Interior. A lot other than a corner lot.

Lot Reversed Corner. A corner lot improved with a building which faces at right angles to other buildings on interior lots in the same block.

Lot, Through. An interior lot abutting on 2 non-intersecting streets.

Lot, Width of. The shortest horizontal distance between the side lines of a lot, measured at the rear of the required front yard.

Lot Lines. The lines bounding a lot as defined herein.

Main Building or Use. A building or use on a lot which constitutes the chief or primary use of the premises.

More Restricted. The use of land or buildings first permitted in a certain district is more restricted than other uses first permitted in districts appearing later in the numerical order in which such districts are numbered in this ordinance.

Motel. A building or group of buildings in which lodging, with no kitchen facilities in any individual room or apartment, and with not less than 1 off-street parking space provided for each such room or apartment.

Nonconforming Use. A building or premises lawfully used or occupied at the time of the passage of this ordinance or amendments thereto, which use or occupancy does not conform to the regulations of this ordinance or any amendments thereto.

Parking Lot. A building or premises off the public street, containing 1 or more parking spaces, open to the public free or for a fee, and providing access from a public street or alley to each parking space within such parking lot.

Parking Space. an unobstructed space in a parking lot designed for the temporary storage of 1 automobile. Each such parking space shall be not less than 160 square feet in area, exclusive of maneuvering space and access from and to a public street or alley. A loading space is not a parking space for the purposes of this ordinance.

Professional Office. The office of a doctor, practitioner, dentist, minister, architect, landscape architect, professional engineer, lawyer, author, musician, artist or other recognized profession.

Receiver. Shall mean a television set or radio receiver.

Sign. A structure or device, except those placed by the public authorities for public purposes, on which advertising is displayed, or attention is directed to advertising on the same or any other structure, by any means visible to the eye.

Stable. "Stable" shall have the same meaning as "garage", 1 draft animal being considered the equivalent of 1 self-propelled vehicle.

Story. That portion of a building included between the surface of a floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it.

Story, Half. The space under any roof except a flat roof, the wall plates of which on at least 2 opposite exterior walls are not more than 4 feet above the floor of such story.

Street. All property dedicated or intended for public or private street purposes or subject to public easements therefor, which affords the principal means of vehicular access to abutting property.

Street Line. The dividing line between a lot, tract or parcel of land and an abutting street.

Structural Alterations. Any change in the supporting members of a building or any substantial change in the roof structure or in the exterior walls.

Structure. Anything constructed or erected, which requires a permanent location on the ground or attachment to something having a permanent location on the ground.

Trailer Camp. A tract or parcel of land on which accommodations are provided for 2 or more automobile trailers, camp cabins, house cars or other mobile homes.

Uniform Dwelling Code. The administrative code provisions describing and

defining regulations with respect to one and two family dwellings in Chapter Ind 20-25 of the Wisconsin Administrative Code, whose effective dates are generally June 1, 1980.

Use, Accessory. See "Accessory Building or Use."

Use, Main. See "Main Building or Use."

Value, Market. That value at which a seller willing to sell, but not forced to sell, would sell to a buyer willing to buy, but not forced to buy.

Variance. A departure from the terms of this ordinance as applied to a specific building or lot, which the board of appeals may permit, contrary to the regulations of this ordinance for the district in which such building or lot is located, when the board finds that a literal application of such regulations will cause a limitation on the use of the property which does not generally apply to other properties in the same district and for which there is no compensating gain to the public health, safety or welfare.

Vision Clearance. An unoccupied triangular space at the street corner of a corner lot which is bounded by the street lines and a setback line connecting points specified by measurement from the corner on each street line.

Yard. An open space on the same lot with a building, unoccupied and unobstructed from the ground upward except as otherwise provided herein.

Yard, Rear. A yard extending the full width of the lot between the rear lot line and the nearest wall of the principal building, excluding only such projections as are permitted hereinafter. In the case of irregular or triangular lots, where none of the lines bounding the rear of the lot are parallel or approximately parallel to the front lot line, the rear line for the purposes of this ordinance shall be a line 10 feet long, wholly within the lot, parallel to the front lot line or the main chord thereof, and at the maximum distance from the front lot line.

Yard Setback. The depth of the front yard. A setback required by this ordinance shall be measured horizontally on the lot from and at right angles to the front lot line or the right-of-way line of a proposed street on the official map, whichever results in the greater front yard depth.

Yard, Side. A yard extending from the front yard to the rear yard between the side lot line and the nearest wall of the principal building, excluding only such projections as are permitted hereinafter.

Yard Street. Corner Lots, Those abutting to streets have 2 front yards and 2 sideyards.

4. GENERAL PROVISIONS.

Except as otherwise provided in this ordinance, the following regulations shall apply to all districts:

A. Buildings and Uses

1. No provision of this ordinance shall be construed to bar an action to enjoin or abate the use or occupancy of any land, buildings or other structures as a nuisance under the appropriate laws of the State of Wisconsin.
2. No provisions of this ordinance shall be construed to prohibit the customary and necessary construction, reconstruction or maintenance of overground or underground public utility neighborhood service lines and mechanical appurtenances thereto, where reasonably necessary for the public convenience and welfare.
3. The use of buildings hereafter erected, converted, enlarged or structurally altered and the use of any land shall be in compliance with the regulations established herein for the district in which such land or building is located.
4. Every building hereafter erected, converted, enlarged or structurally altered shall be located on a lot and in no case shall there be more than 1 main building on 1 lot.
5. Nothing herein contained shall require any change in the plans, construction, size or designated use of any building or part thereof for which a building permit has been issued before the effective date of this ordinance and the construction of which shall have been started within 6 months from the date of such permit.
6. Nonconforming Uses:
 - a. The existing lawful use of a building or premises at the time of the enactment of this ordinance or any amendment thereto may be continued although such use does not conform with the provisions of this ordinance for the district in which it is located, but no building or premises containing a nonconforming use to any part of a building which is, at the time of the adoption of this ordinance, primarily designed or intended for such nonconforming use, shall be deemed an

extension within the meaning of this paragraph.

- b. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of a more restricted classification. Whenever a nonconforming use has been changed to a more restricted nonconforming use or a conforming use, such use shall not thereafter be changed to a less restricted use. A nonconforming use shall not be changed to another nonconforming use of the same classification unless and until a permit therefor shall first have been secured from the board of appeals. A nonconforming use shall not be changed to a less restricted use at any time. See SECTION 3 "DEFINITIONS", "Less Restricted", "More Restricted", and SECTION 12.1(C)(3) of this Ordinance.
 - c. If the nonconforming use of a building or premises is discontinued for a period of 12 months, any future use of the building or premises shall conform to the regulations for the district in which it is located. A reasonable interim between tenants or occupants shall not be construed to mean discontinuance.
 - d. When a building containing a nonconforming use is damaged by fire, explosion, act of God or the public enemy to the extent of more than 60% of its current market value as determined by the village assessor, it shall not be restored except in conformity with the regulations for the district in which it is located. The total structural repairs or alterations in any nonconforming use shall not during its life exceed 50% of the assessed value of the building at the time of its becoming a nonconforming use unless permanently changed to a conforming use.
7. When a housing project consisting of a group of 2 or more buildings containing a total of 8 or more dwelling units is to be constructed on a site not subdivided into customary lots and street, or where an existing lot and street layout makes it impractical to apply the requirements of this ordinance to the individual building units, the Village Board may approve a development plan provided it complies with the regulations of this ordinance as applied to the whole of such site.
8. Accessory buildings which are not a part of the main building shall

not occupy more than 30% of the area of the required rear yard, shall not be more than 15 feet high and shall not be nearer than 3 feet to any lot line, except that where a private garage has an entrance facing an alley, such entrance shall be located not less than 10 feet from the nearest alley line. This building should be placed 10 feet from principle structure or other buildings.

9. The Village Board, after investigation and public hearing, may authorize the location of any of the following buildings or uses in any district from which they are excluded by this ordinance, provided that each such building or use shall comply with all other regulations for the district in which it is proposed to be located. In authorizing the location of such buildings or uses, the board may establish such conditions and safeguards as will further and protect the general purpose and intent of this ordinance.
 - a. Cemeteries.
 - b. Fire stations.
 - c. Hospitals and clinics, but not veterinary hospitals and clinic.
 - d. Institutions of an educations, philanthropic or charitable nature including day cares.
 - e. Private clubs and lodges, excepting those the chief activity of which is a service customarily carried on as a business.
 - f. Public dumping ground.
 - g. Public utility buildings, structures and lines, including microwave radio relay structures and their appurtenances, for such purposes as are reasonably necessary for the public convenience and welfare.
 - h. Railroad siding and structures.
 - i. Sewage disposal plants.
 - j. Storage garage or parking area in connection with a housing development project, hospital or public or semi-public institution.

B. Area Regulations.

1. No lot area shall be so reduced that the yards and open spaces shall be smaller than is required by this ordinance, nor shall the density of population be increased in any manner except in conformity with the area regulations hereby established for the district in which a building or premises is located.
2. Where a lot has an area less than the minimum number of square feet per family required for the district in which it is located and was on record as such at the time of the passage of this ordinance, such lot may be occupied by one family. The setbacks for the applicable zoning district will be followed.

C. Height Regulations.

1. Except as otherwise provided in this ordinance, the height of any building hereafter erected, converted, enlarged or structurally altered shall be in compliance with the regulations established herein for the district in which such building is located.
2. A basement shall be counted as a story for the purpose of height measurement if the ceiling is more than 5 feet above the mean level of the adjoining ground.
3. Churches, schools, hospitals, sanatoriums and other public and quasipublic buildings may be erected to a height not exceeding 60 feet nor 5 stories, provided the front, side and rear yards required in the district in which such building is to be located are each increased at least 1 foot for each foot of additional building height above the height limit otherwise established for the district in which such building is to be located.
4. Ornamental structures, broadcasting towers, telephone, telegraph and power transmission poles, towers and lines, microwave radio relay structures and necessary mechanical appurtenances, and accessory structures essential to the use or protection of a building or to a manufacturing process carried on therein are hereby exempted from the height regulations of this ordinance and may be erected in accordance with other local regulations or ordinances: provided that any such structure which is accessory to a building in a residential district shall be located not less than 25 feet from any lot line.

5. Residences may be increased in height by not more than 10 feet when all yards and other required open spaces are increased by 1 foot for each foot by which such building exceeds the height limit otherwise established for the district in which it is located.
6. Where a lot abuts on 2 or more streets or alleys having different average established grades, the higher of such grades shall control only for a depth of 120 feet from the line of the higher average established grade.
7. On through lots which extend from street to street, the height of the main building may be measured from the mean elevation of the finished grade along the end of the building facing either street.

D. Front, Side and Rear Yard Regulations

1. No part of a yard or other open space provided about any building for the purpose of complying with the provisions of this ordinance shall be included as part of a yard or other open space required for another building.
2. Any side yard, rear yard or court abutting a district boundary line shall have a minimum width and depth in the less restricted district equal to the average of the required minimum widths and depths for such yards and courts in the 2 districts which abut the district boundary line.
3. Where 50% or more of a frontage is occupied by buildings having setbacks which are greater or less than the setback required by this ordinance for the district in which such frontage is located, the setback on the remainder of such frontage shall be the average setback of such buildings.

4. Where less than 50% of a frontage is occupied by buildings, the following setbacks shall apply:
 - a. Where a vacant lot abuts an occupied lot having a setback greater than is required by this ordinance, the setback on the abutting vacant lot shall be the average of the setback required by this ordinance for the district in which such lot is located and the setback on the occupied lot, or the average of such required setback and the lesser of the setbacks on the occupied lots, if the vacant lot abuts more than one occupied lot in the same frontage.
 - b. Where a vacant lot abuts a lot occupied by a building which has a setback less than is required by this ordinance, the setback on the vacant lot shall be the setback required by this ordinance for the district in which such lot is located.
5. No part of any building which has a setback less than is required by this ordinance shall be enlarged or structurally altered within the front yard established by the setback required by this ordinance for the district in which such building is located.
6. Buildings on through lots and extending from street to street may waive the requirements for a rear yard by furnishing an equivalent open space on the same lot in lieu of the required rear yard provided that the setback requirements on both streets are complied with.
7. Every part of a required yard shall be open and unoccupied by any structure from the ground upward, except as follows:
 - a. Detached accessory buildings shall be located as provided in paragraph A(8) of this section.
 - b. Sills, cornices, canopies, eaves, belt courses and other architectural features may project into any yard not more than 30 inches; provided that no such feature shall project over a street line.
 - c. Bay windows, balconies and chimneys may project into any yard not more than 3 feet, but shall not project into any side yard which does not abut on a street more than 20% of the width of such yard; provided that the total length of such projections shall not be more than 1/3 of the length of the

building wall on which they are located.

- d. Fire escapes may project into any yard not more than 5 feet, but shall not project into any side yard which does not abut on a street more than 20% of the width of such yard; provided that no such fire escape shall be of less width than the minimum requirement of the state building code.
- e. Uncovered steps and landings may project into any yard not more than 6 feet, but shall not project into any side yard which does not abut on a street more than 20% of the width of such yard, or 3 feet, whichever is the greater width; provided that no such steps or landings shall extend above the main or entrance floor of the building, except for a railing not more than 3 feet in height.
- f. Platforms, walks and drives extending not more than 1 foot above the ground level at their margins, and retaining walls when the top of such wall is not more than 1 foot above the level of the abutting ground on one side, may be located in any yard.
- g. Fences, walls and hedges may be located in any yard, subject to the following restrictions:
 - 1. Fences and walls, except retaining walls, having a ratio of solid portion to open portion of more than 1 to 3 or a height of more than 6 feet shall be considered as buildings, and the appropriate requirements of this ordinance shall be applied accordingly.
 - 2. Fences, hedges and walls, except retaining walls, shall not exceed 3½ feet in height when located in a front yard or in the street side yard of a corner lot; provided further that no such fence or wall located in an exterior side yard shall exceed 6 feet in height.

3. Fences, walls and hedges shall not exceed 2½ feet in height when located within a vision clearance triangle; provided that retaining walls may exceed such height when used to support ground at or below its natural level; and provided further that a fence having a ratio of solid portion to open portion of not more than 1 to 3 may be located above a retaining wall, within a vision of clearance triangle. For the purposes of this paragraph, the height of fences, walls and hedges shall be measured from the intersection of the street center line or the intersection of the inside sidewalk lines, whichever is higher.
- h. Front, Side and Rear Yard Regulations - Satellite Dish.
1. Permit Required: No person, firm, partnership, corporation, trust or other legal entity whatsoever shall construct an earth station without a permit, nor shall construction commence before a permit is used pursuant to this chapter.
 2. Application for Permit: The owner, or occupant with written permission of the owner, of any lot, premises or parcel of land within the Village of Eden, who desires to construct an earth station on said lot, premises or land parcel, must first obtain a permit to do so from the Village building inspector. The building inspector shall issue such permit provided the applicant submits a written application on forms provided and approved by the building inspector. The applicant shall submit with each application, a permit fee for \$5.00 which shall cover the cost of processing the application.
 3. General Requirements for Earth Stations:
 - a. No earth station shall be constructed in any front or side yard in any residential zoning district.
 - b. All earth stations shall comply with the side and rear lot line dimensions and set back requirements for accessory structures as specified in the zoning district where the earth

station is located.

- c. No earth station shall be linked, physically or electronically, to a receiver which is not located on the same lot, premises or parcel of land as is the earth station.
 - d. No earth station dish shall exceed 12 feet in diameter.
 - e. All earth stations must be bonded to a grounding wire.
 - f. All earth stations shall comply with the height requirements specified in the zoning district where the earth station is located.
 - g. All earth stations shall be erected and designed so as to reduce visual impact from surrounding property at street level and from public streets.
 - h. No earth station shall be placed on any roof system of any building.
4. Temporary Placement of Earth Station: The owner or occupant, with written permission from the owner, of any lot, premises or parcel of land within the Village "who desires to temporarily place an earth station on said lot, premises, or land parcel, on a temporary basis for the purpose of testing whether or not to install an earth station on a permanent basis may do so without obtaining a permit under this section, provided, however, such temporary placement of an earth station shall be limited to a period of ten days in any calendar year. Any earth station temporarily erected shall conform to setback, side and rear lot line requirements specified in the zoning district where the earth stations is temporarily located. No sign or other advertisement shall be placed on or near the earth station unless the sign complies with applicable zoning laws."
5. Any person failing to comply with the provisions of this ordinance shall forfeit not less than \$50.00 nor more

than \$200.00 and each day of violation shall constitute a separate offense.

6. This ordinance shall take effect upon its passage, approval and posting as provided by law.

5. MOTOR VEHICLES AND PARKING

A. No commercial motor vehicle exceeding 5 tons rated capacity shall be stored in any storage garage.

B. In any business or industrial district, wherever a lot abuts upon a public or private alley, sufficient space for the loading or unloading of vehicles shall be provided on the lot in connection with any business or industrial use so that the alley shall at all times be free and unobstructed to the passage of traffic.

C. All theaters, arenas, auditoriums, churches or other places of public gathering hereafter erected shall provide an accessible parking space off the public street of sufficient size to accommodate at least 1 car for every 10 seats provided.

D. Every dwelling hereafter erected or structurally altered shall provide motor vehicle parking space off the public street and accessible thereto in the ratio of not less than 1 such parking space for each family which the building is designed to accommodate.

E. Every building hereafter erected or structurally altered for any industrial use shall provide not less than 1 parking space for each 4 persons employed at any one time on the premises, plus at least 1 additional parking space for each vehicle operated in connection with the use of such building.

F. Driveway approaches, aprons, and placement shall be as adopted in the Village of Eden Subdivision Control Ordinance, Section 6, (5).

6. SINGLE FAMILY RESIDENCE DISTRICT.

In the single family residence district, no building or premises shall be used and no building shall hereafter be erected, moved or structurally altered, unless otherwise provided in this ordinance, except for one or more of the following uses:

A. Single family dwellings.

B. Churches, convents, public and parochial schools and day care facilities. Municipal buildings, except sewage disposal plants, garbage incinerators, public

warehouses, public garages, public shops and storage yards. Public recreational and community center buildings and grounds, such as parks, playgrounds, golf courses and swimming pools.

C. Telephone buildings, exchanges and lines, transformers and neighborhood or unit electrical substations, provided there is no service garage or storage yard; telephone, telegraph and power transmission poles and lines and necessary mechanical appurtenances, including portable public utility equipment housings and structures. This regulation, however, shall not include microwave radio relay structures or substations larger than the neighborhood or unit size unless and until the location thereof shall first have been approved by the Village Board, after investigation and public hearing. The setback requirements of this ordinance shall not be applied to the necessary and customary construction, reconstruction, repair or maintenance of public utility poles, towers, lines and appurtenances.

D. Truck gardening and nurseries only for the propagation of plants.

E. Roadside stands; provided that no such roadside stand shall be more than 300 square feet in ground area and there shall be not more than one roadside stand on any one premises.

F. Accessory buildings or 1 private garage or 1 private stable when such buildings are located not less than 60 feet from the front lot line. See SECTION 4, A8.

G. Not over 2 boarders or lodgers not members of the family.

H. Railroad right-of-way and passenger depots, not including switching, storage, freight yards or siding.

I. Uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of a business.

J. Home occupations, provided that such occupation is incidental to the use of the premises for residential purposes, that no external alteration is made which effects a substantial change in the residential character or appearance of the home, that no article is sold or offered for sale on the premises except such as is produced by such occupation, that no stock in trade is kept or sold, that no mechanical equipment is used other than such as is permissible for purely domestic purposes and that no person other than a member of the immediate family living on the premises is employed.

K. Professional offices, provided that such office is incidental to the use of the premises for residential purposes, that no external alteration is made which effects a substantial change in the residential character or appearance of the home, that not more

than 50% of the floor area of only one story of the home shall be occupied by such office and that not more than 2 persons not members of the resident family may be employed in such office.

L. Signs as follows:

1. One sign, on the premises, for each professional person or home occupation, not over one square foot in area.
2. One announcement sign or bulletin board for each public, religious or educational institution, not over 12 square feet in area.
3. A sign, not over 4 square feet in area, pertaining to the lease, hire or sale of a building or premises, except that there may be 2 such signs for a group or more than 3 contiguous vacant lots.
4. Two signs, not over 4 square feet in area, for each roadside stand.
5. Signs for the protection of persons or property.
6. Signs placed by the public authorities for the guidance or warning of traffic.
7. Provided that no advertising sign of any other character shall be permitted in the single family residence district; and provided further that all permitted signs, except signs placed by the public authorities or required to be located otherwise by law shall be located on the premises to which they relate, and at least 5 feet from the inside sidewalk line, and that no such sign shall be illuminated unless such sign and illuminating device are located entirely within one foot of a street wall of the main building, except as provided in sec. 8.07 of this code.

M. Additional uses by special permit. See SECTION 4, A9 of this Ordinance.

6.1 HEIGHT AND AREA. (Single Family Residence District)

In the single family residence district, the height of buildings, the minimum dimensions of yards and the minimum lot area per area per family shall be as follows:

A. Height. Buildings hereafter erected or structurally altered shall not exceed 35 feet. See SECTION 4, C1-7 of this Ordinance.

B. Side Yard. There shall be a side yard on each side of a building hereafter erected, moved or structurally altered. For buildings not over 1½ stories high, the sum of the widths of the required side yards shall be not less than 12 feet and no single side yard shall be less than 6 feet in width. For buildings from 2 to 2½ stories in height, the sum of the widths of the required side yards shall be not less than 15 feet and no single side yard shall be less than 8 feet in width. Provided, however, that on a lot having a width of less than 60 feet and of record at the time of the passage of this ordinance, the sum of the width of the required side yards shall not be less than the equivalent of 2.4 inches per foot of lot width for a building not over 1½ stories in height and 3 inches per foot of lot width for a building from 2 to 2½ stories in height, provided further that the width of any single side yard shall be not less than 40% of the total required side yard width, but in no case less than 4 feet. A side yard shall be provided on the street side of a corner lot as required under "Setback" below. See SECTION 4, A7; D1, 2, and 7 of this Ordinance.

C. Setback. Unless otherwise provided, there shall be a setback on every lot in this district of not less than 25 feet, provided that on any corner lot less than 75 feet wide and of record at the time of the passage of this ordinance, the setback on the side street may be reduced by ½ foot for each foot by which the width of the said corner lot is less than 75 feet, but in no case to less than 10 feet; provided, however, that no accessory building shall project beyond the setback line of the lot abutting the yard in which such accessory building is located. See SECTION 3 "Setback" and SECTION 4, A7; D3 of this Ordinance.

D. Rear Yard. There shall be a rear yard having a depth of not less than 25 feet. See SECTION 4, A7; D3, 2, 6 and 7 of this Ordinance.

E. Lot Area Per Family. Every building hereafter erected, moved or structurally altered shall provide a lot area of not less than 9,600 square feet per family and no such lot shall be less than 80 feet in width; provided that no corner lot laid out or divided after the effective date of this ordinance shall be less than 95 feet in width. See SECTION 4 A7; B1 and 2 of this Ordinance.

F. Minimum Ground Floor Area.

1. One story dwellings - not less than 900 square feet.
2. Split level dwelling - not less than 800 square feet.
3. Two story and 2½ story dwellings not less than 600 square feet.

Auto parking as above. See SECTION 5 - Motor Vehicles and Parking.

G. Vision Clearance. On every corner lot in the single family residence district,

there shall be a vision clearance triangle, bounded by the street lines and a line connecting the points at which such street lines are intersected by the projections or extensions of the rear lines of the required front and side street side yards. Within such triangle no structure or object of natural growth shall be constructed, maintained or permitted to grow between a height of 2½ feet and 10 feet above the elevation of the street pavement at the intersection of the centerlines of the streets bounding the property, or the elevation of the top of the curb nearest such intersection, if there be a curb. This regulation shall not apply to the trunks of trees, fence posts not over 6" square or in diameter, retaining walls supporting ground at or below its natural level, or wire fences so designed and constructed as not to constitute a substantial obstruction to the view of motorists and pedestrians across the vision clearance triangle from one street to another.

6.2 SINGLE FAMILY SEMI-DETACHED DISTRICT- R-2.

The single family semi-detached district is defined to mean that there shall be no more than two single family units attached together side by side, or up and down, upon one lot.

A. Permitted Use. The permitted use in the single family semi-detached district shall be the same as in the single family residence district.

B. Side Yard. There shall be a side yard on each side of the building hereafter erected, moved or structurally altered. The side yard shall be the sum of the width of the required side yard and shall be not less than 12 feet and no single yard shall be less than 6 feet in width. A side yard shall be provided on the street side of a corner lot as required under "Setback" below.

C. Setback. The setback regulations for the single family semi-detached district shall be the same as those for the single family residence district.

D. Rear Yard. Minimum rear yard shall be 35 feet in the single family semi-detached residence district.

E. Lot Area Per Family. Every building hereinafter erected, moved or structurally altered for occupancy by one family shall provide a lot area of not less than 9,600 square feet and no such lot shall be less than 80 feet in width; every building hereafter erected, moved or structurally altered for occupancy by more than one family shall provide a lot area per family not less than the area shown in the following table:

<u>Number of Families</u>	<u>Lot Area per Family</u>
2	5,000 sq. ft.

Provided that no corner lot shall be laid out or divided after the effective date of this ordinance shall be less than 95 feet in width. See SECTION 4, A7; B1 and 2.

F. Minimum Floor Area. Every building hereafter erected, moved or structurally altered for occupancy by one family shall provide a floor area of not less than 750 square feet per family. Every building hereafter erected, moved or structurally altered for occupancy by more than one family shall provide a floor area of not less than 600 square feet per family.

G. Auto Parking. Every dwelling hereafter erected or structurally altered shall provide motor vehicle parking space off the public street and accessible thereto in a ratio of not less than one such parking space for each family which the building is designed to accommodate. See SECTION 5 of this Ordinance.

H. Vision Clearance. The vision clearance requirements in the single family semi-detached residence district shall be the same as the single family residence district.

7. MULTIPLE FAMILY RESIDENCE DISTRICT – USE – R-3.

In the multiple family residence district, no building or premises shall be used and no building hereafter be erected, moved or structurally altered, unless otherwise provided in this ordinance, except for one or more of the following uses:

A. Any use permitted in the single family residence district; multiple family dwellings.

B. Boarding houses and lodging houses.

C. Public hospitals or clinics, except veterinary hospitals or clinics, public corrective institutions and asylums, public or private sanitariums, when every building of any such institution shall be located not less than 50 feet from any lot in a residence district not used for the same purpose.

D. Nursing homes, convalescent homes and homes for the aged, when conducted in a residential building and when no external alterations are made that would effect a substantial change in the residential character or appearance of the building.

E. Private clubs and lodges, except those whose chief activity is a service customarily carried on as a business.

7.1 HEIGHT AND AREA. (Multiple Family Residence District)

In the multiple family residence district, the height of buildings and the minimum

dimensions of yards and the minimum lot area per family shall be as follows:

A. Height. The height regulations for the multiple family residence district shall be the same as those for the single family residence district.

B. Side Yard. The side yard regulations for the multiple family residence district shall be the same as those for the single family residence district.

C. Setback Front. The setback regulations for the multiple family residence district shall be the same as those for the single family residence district.

D. Rear Yard. The rear yard regulations for the multiple family residence district shall be the same as those for the single family semi-detached residence district.

E. Lot Area Per Family. Every building hereafter erected, moved or structurally altered for occupancy by 1 family shall provide a lot area of not less than 9,600 square feet and no such lot shall be less than 80 feet in width; every building hereafter erected, moved or structurally altered for occupancy by more than one family shall provide a lot area per family not less than the areas shown in the following table:

<u>Number of Families</u>	<u>Lot Area Per Family</u>
2	5,000 sq. ft.
3	4,500 sq. ft.
4	4,000 sq. ft.
More than 4	Area required for 4 families plus 1,000 sq. ft. for each family over 4

Provided that no corner lot laid out or divided after the effective date of this ordinance shall be less than 95 feet in width. See SECTION 4, A7; B1 and 2.

7.2 MINIMUM FLOOR AREA.

Every building hereafter erected, moved or structurally altered for occupancy by 1 family shall provide a floor area of not less than 750 square feet per family. Every building hereafter erected, moved or structurally altered for occupancy by more than 1 family shall provide a floor area not less than 600 square feet per family.

7.3 AUTO PARKING.

The parking regulations for Multiple Family Residence District shall be the same as those for the Single Family Semi-Detached District. See SECTION 5 of this Ordinance.

7.4 VISION CLEARANCE.

On every corner lot in the multiple family residence district, there shall be a vision clearance triangle, bounded by the street lines and a line connecting the points at which such street lines are intersected by the projections or extensions of the rear lines of the required front and side street side yards. Within such triangle no structure or object or natural growth shall be constructed, maintained or permitted to grow between a height of 2½ feet and 10 feet above the elevation of the street pavement at the intersection of the centerlines of the streets bounding the property, or the elevation of the top of the curb nearest such intersection, if there be a curb.

This regulation shall not apply to the trunks of trees, fence posts not over 6 inches square or in diameter, retaining walls supporting ground at or below its natural level, or wire fences so designed and constructed as not to constitute a substantial obstruction to the view of motorists and pedestrians across the vision clearance triangle from one street to another.

8. BUSINESS DISTRICT.

8.1 Use. In the business district no building or premises shall be used and no building shall hereafter be erected or structurally altered, unless otherwise provided in this ordinance, except for one or more of the following uses:

- A. Any use permitted in the multiple family residence district.
- B. Any of the following specified uses:
 - 1. Animal hospital, pet shop.
 - 2. Art shop, antique shop, gift shop.
 - 3. Automobile sales and service establishments, public garage, parking lot.
 - 4. Bakery (retail).
 - 5. Bank, financial institution.
 - 6. Barber shop, beauty parlor.

7. Book and stationery store, newsstand.
8. Bowling alley, pool and billiard room.
9. Bus depot.
10. Business and professional offices, public utility offices.
11. Candy store, confectionery store.
12. Clinic.
13. Clothing store, department store, dress shop, hosiery shop, millinery shop, shoe store, shoe repair shop.
14. Drug store, ice cream shop, pharmacy, soda fountain, soft drink stand.
15. Florist shop.
16. Food and dairy products establishments (retail), delicatessen, fruit and vegetable market, grocery store, meat and fish market.
17. Furniture store, office equipment store, upholsterer's shop.
18. Hardware store, home appliance store, paint store, plumbing, heating and electrical supplies, sporting goods store.
19. Hotel, motel.
20. Jewelry store, watch repair shop.
21. Laundry or cleaning and drying establishment.
22. Microwave radio relay structures.
23. Music store, radio and television store.
24. Optical store.
25. Photographer and photographer's supplies.

26. Police and fire station, post office, municipal garage, except public shops and storage yards.
27. Printing shop.
28. Restaurant, barbecue stand, cafe, cafeteria, caterer, lunchroom, tavern.
29. Tailor shop, clothes pressing shop.
30. Telephone and telegraph office.
31. Temporary structures, including signs, billboards and other outdoor advertising structures.
32. Theaters and places of amusement, except drive-in theaters.
33. Tobacco store.
34. Undertaking establishment.
35. Variety store, notion shop.
36. Any other uses similar in character and the manufacture or treatment of products clearly incidental to the conduct of a retail business on the premises.
37. Such accessory uses as are customary in connection with the foregoing uses and are incidental thereto.

8.2 HEIGHT AND AREA.

A. In the business district the height of buildings, the minimum dimensions of yards and the minimum lot area per family shall be as follows:

B. Height. Buildings hereafter erected or structurally altered shall exceed neither 45 feet nor 3 stories in height. See SECTION 4, C2, 3, 5, 6 & 7 of this Ordinance.

C. Side Yard. For buildings or parts of buildings hereafter erected or structurally altered for residential use, the side yard regulations for the multiple family residence district shall apply, except on the street side of a corner lot. Otherwise no side yard shall be required, but if provided, shall not be less than 6 feet in width. See SECTION 4, D2, of this Ordinance.

D. Setback. Where parts of the frontage are designated on the district map as residence district and business district, the setback regulations of the residence district shall apply to the business district; otherwise no setback shall be required.

E. Rear Yard. There shall be a rear yard having minimum depth of 25 feet for a building 2 stories or less in height. For each additional story or fractional story in height, the depth of such rear yard shall be increased 5 feet. See SECTION 4, D1, 2, 6 and 7 of this Ordinance.

F. Lot Area Per Family. Every building or part of a building hereafter erected or structurally altered exclusively for residential purposes shall provide a lot width and are as required by the regulations of the multiple family residence district.

G. Vision Clearance. No building located at the intersection of 2 or more streets, where a setback of less than 10 feet exists or is provided, shall hereafter be erected or structurally altered for any purpose unless a vision clearance triangle is provided at the corner of the building nearest such intersection. Such vision clearance triangle shall be free of visual obstruction of any kind, except for 1 vertical supporting member not more than 12 inches square in horizontal cross section. Such vision clearance triangle shall extend not less than 10 feet horizontally along each street line from their intersection and shall extend vertically from the curb line to the ceiling line of the ground floor, but no case shall such vision clearance triangle be less than 10 ft. high.

9. COMMERCIAL DISTRICT.

Use. In the Commercial District, no building or premises shall be used and no building shall hereafter be erected or structurally altered, unless otherwise provided in this Ordinance, except for one or more of the following uses:

Any use specified and allowed in a Business District except, however, no residential use shall be allowed.

9.1 HEIGHT AND AREA.

A. In the Commercial District, the height of buildings and minimum dimensions of yards shall be as follows:

B. Height. Buildings hereafter erected or structurally altered shall exceed neither 45 feet nor 3 stories in height. See SECTION 4, C2, 3, 5, 6 and 7 of this Ordinance.

C. Side Yard. For buildings or parts of buildings hereafter erected or structurally altered for commercial use, the sum of the widths of the required side yard shall be not less than 15 feet and no single side yard shall be less than 8 feet in width.

D. Setback Street. The setback regulations for the Commercial District shall be the same as those for the Single Family Residence District.

E. Rear Yard. The rear yard regulations for the Commercial District shall be the same as those for the Single Family Residence District.

F. Vision Clearance. The vision clearance regulations for the Commercial District shall be the same as those for the Business District.

G. Auto Parking. On street parking and loading is not permitted within this District. All customer parking and loading areas shall be paved with asphalt or concrete within 2 years of occupancy. All customer parking areas and driveways shall be paved with asphalt or concrete and may be located within the setback lines provided there is a minimum of 10 feet of green area between the parking lot and the sidewalk or street, which ever is closer to the parking lot. The number of spaces provided shall be adequate for the proposed use as determined by the Plan Commission, but in no case shall spaces provided total less than:

1. One space for every 200 square feet of building area for retail establishments.
2. One space for every 800 square feet of building area for manufacturing and wholesale establishments.

10. INDUSTRIAL DISTRICT

A. Residential, educational or institutional uses will not be allowed, except a dwelling for the owner or a watchman or caretaker employed on the premises and members of his family.

B. Uses in conflict with any laws of the State of Wisconsin or any ordinances of the Village of Eden governing nuisances will not be allowed.

C. Any area in these zoning classifications must be well lighted and lighting confined to that area.

D. Either a fencing plan or a landscape plan must accompany the application for a building permit and said permit may not be issued until the landscape plan is approved.

1. In the event an industrial zone abuts a residential zone, and is not separated by a County Trunk Highway or State Highway, a minimum of a 25 foot buffer zone is required; said buffer to be landscaped with a berm if appropriate and with bushes and trees to separate the land uses.

E. A plat plan of the area to be developed shall accompany the building permit application and shall show the building location, drainage plan with elevations, setbacks, buffer zones if any, and landscaping.

F. Permitted Uses for Industrial District:

1. Any establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, cleaning, servicing, or testing of materials, goods, or products, provided, however that such establishment does not violate the restrictions as set forth in subsection 7 herein or other requirements of this Ordinance.
2. Car washes.
3. Bottling works.
4. Building material sales establishments - dimension lumber, millwork, cabinets, and other building materials, not including planning, jointing, and manufacture of millwork.
5. Contractors' offices.
6. Fuel and ice retail sales establishments.
7. Greenhouses, wholesale/retail.
8. Laundries.
9. Mail-order houses.
10. Distribution stations for consumables.
11. Mini warehousing/storage
12. Meeting halls and offices of labor organizations.

13. Monument establishments must be in enclosed building, open-sales lots.
14. Publishing and printing establishments.
15. Temporary buildings and fences for construction purposes - for a period not to exceed such construction and when located on the same lot where such construction is being undertaken or a contiguous lot thereto.
16. Trade schools.
17. Uses that generate toxic or hazardous materials are prohibited.
18. Heliports.
19. Parks, playgrounds and other out-of-door recreation facilities, private, semi-public or public, including par 3 or standard golf courses and other outdoors recreation facilities.
20. Public utility and governmental service uses.
21. Accessory uses to the above permitted uses including but not limited to the following:
 - a. Off-street parking and off-street loading.
 - b. Signs in accordance with the Village of Eden zoning and building codes as follows:
 1. Identification signs in accordance with the use of the lot.
 2. Special signs and devices.

G. No building or occupancy permit shall be issued for any of the following uses and said uses are prohibited unless and until the use and location of such use shall be approved by the Village Board after public hearing and determination by the Village Board that such use is not detrimental to the public health, safety and welfare:

1. Acid manufacturer.
2. Cement, lime, gypsum or plaster paris manufacturer.
3. Distillation of the bones.
4. Explosives - manufacturer or storage.
5. Fat rendering.
6. Fertilizer manufacturer.
7. Reduction or dumping of garbage, or dead animals.
8. Glue manufacturing.
9. Smelting or refining.
10. Storage of old iron, bottles, rags, junk and automobile wrecking yard.
11. Any other trade, industry or use, without limits because of prior enumeration, that is noxious or offensive to the physical senses of ordinary persons by reason of the emission of odor, smoke, dust, gas, noise or the propensity for attraction of rodents.

H. Setback. In the Industrial District, the minimum setbacks shall be as follows:

1. Street yard. The front yard regulations for the Industrial District shall be the same as those for the Commercial District.
2. Side yard. The side yard regulations for the Industrial District shall be the same as those for the Commercial District.
3. Rear yard. There shall be a rear yard having minimum depth of 25 feet for a building one story in height. For each additional story or fractional story in height, the depth of such rear yard shall be increased 5 feet.

4. Vision Clearance. The vision clearance regulations for the Industrial District shall be the same as those for the Commercial District.

11. MOBILE HOME PARK RESIDENTIAL DISTRICT (MH)

11.1 DEFINITIONS.

As used herein, the following definitions shall have the terms ascribed to them:

- A. Dependent Mobile Home. A mobile home without inside toilets and bath are prohibited in a mobile home park as defined in this ordinance.
- B. Issuing Authority. The person, board or committee who has been authorized to issue respective permits.
- C. Licensee. Any person licensed to operate and maintain a mobile home park under the provisions of this ordinance.
- D. MH. The abbreviation MH means Mobile Home Park Residential District.
- E. Mobile Home. A manufactured transportable, single family dwelling unit suitable for year-round occupancy and containing water supply, waste disposal and electrical services.
- F. Mobile Home Lot or Site or Space. A plot of ground within a mobile home park designed for the accommodation or placement of one (1) mobile home and the exclusive use of its occupants.
- G. Mobile Home Owner. The person in whose name the mobile home is titled by the State Department of Transportation.
- H. Mobile Home Park. Any site, plot, parcel or tract of land used or intended to be used to the purpose of providing a location or accommodations for mobile homes and shall include all buildings used or intended to be used as part of the equipment thereof, whether or not a charge is made for the use of the mobile home park or its facilities. The term "mobile home park" shall not include automobile or mobile home sales lots on which unoccupied mobile homes are parked for the sole purpose of inspection for the purposes of sale.
- I. Permittee. Any person to whom a special permit is issued to maintain or operate a mobile home park under the provisions of this ordinance.

J. Person. An individual, partnership, firm, corporation, association, trust, affiliation or any other type of business association or combination, whether owner, lessee, licensee or their agent, heir or assign.

K. Unit. Any mobile home dwelling unit.

11.2 INTENT

A. It is the intent of this ordinance that mobile homes be parked or used only within mobile home park residential zoning districts as herein provided. It shall be unlawful for any person to park or use any mobile home on any street, alley, highway or road or other public place, or on any parcel of land or other space within the Village on any property outside an approved licensed mobile home park as herein specified.

B. It shall be unlawful for any person to place, establish, operate or maintain a mobile home on property except that zoned for mobile home park residence districts.

C. Subject to the terms, conditions and limitations set forth herein, it shall be unlawful for any person to establish, operate or maintain, or permit to be established, operated or maintained upon any property within the Village, a mobile home park which is not in compliance with this Ordinance.

11.3 PERMITTED USES AND REQUIREMENTS

The MH Residential District provides for single-family residential development served by municipal sewer and water.

A. Permitted Uses. Mobile home parks.

B. Conditional Uses. None

C. Mobile Home Park Requirements.

1. Master Plan: At the time of application for rezoning to the MH District and application for a mobile home park license under this Code, the applicant shall submit a preliminary master plan to the Village containing the following:
 - a. The names and address of all owners and developers of the proposed mobile home park.
 - b. The legal description and size, in acres, of the proposed mobile home park.

- c. The location and approximate sizes of all mobile home sites, storage areas, recreation areas and facilities, and proposed roadways and their width, sidewalks and permanent buildings.
 - d. Existing landscaping features and proposed landscaping concepts.
 - e. The location and size of all public roadways abutting the mobile home park and all street and sidewalk accesses from such streets and sidewalks to the mobile home park.
 - f. A drawing of a typical mobile home site showing the placement of the home, parking area, garage, setbacks, lighting, and a typical landscaping plan.
 - g. Other pertinent information pertaining to the proposed mobile home park as required by the Village Plan Commission or Director or Public Works.
2. Mobile Home Park Area Requirements. Each mobile home park shall comply with the following standards:
 - a. A mobile home park shall have a minimum of ten (10) acres in area.
 - b. The minimum setback for a mobile home park building, structure or unit shall be 50 feet from the right-of-way line of a street or highway which abuts the development.
 - c. Except for the public utility structures, no structure or pavement of any type shall be placed closer than 20 feet from the exterior property line.
3. Mobile Home Site Requirements. Each mobile home site shall have:
 - a. A minimum of 6,000 square feet of land area for a single mobile home for the exclusive use of the residents of the mobile home located on the site with an average width of 60 feet and a minimum depth of 100 feet.
 - b. A minimum of 6,500 square feet of land area for a double mobile home for the exclusive use of the residents of the

mobile home located on the site with an average width of 65 feet and a minimum depth of 100 feet.

- c. A minimum frontage for cul-de-sac sites shall be 20 feet measured along the pavement edge.
 - d. Mobile home sites with their long axis parallel to the roadway ("parallel lots") be a minimum of 100 feet wide and 60 feet deep for a single unit, and 100 feet wide and 65 feet deep for a double-wide unit.
 - e. Each space shall be numbered.
4. Yard Requirements. All mobile homes shall comply with the following yard requirements.
- a. No mobile home shall be parked closer than 15 feet to the front site line nor 10 feet to the rear site line. Cul-de-sac lots shall provide a minimum 15 foot setback from the roadway edge.
 - b. There shall be an open space of at least 20 feet between adjacent mobile homes and 20 feet between adjacent mobile homes on the rear of the site lines.
5. Parking. The following are minimum parking requirements for mobile home parks:
- a. Each mobile home site shall have hard-surfaced off-street parking space for 2 automobiles. The parking spaces shall total a minimum of 360 square feet in area.
 - b. Access drives off roads to all parking spaces and mobile home spaces shall be hard surfaced in bituminous concrete or portland cement concrete designed to accommodate normal traffic.
6. Utilities. The following minimum requirements for utilities shall be maintained:
- a. There shall be no permanent obstructions impeding the inspection of plumbing, electrical facilities, utilities or other related equipment.

- b. Garbage, waste, and trash disposal plans must conform to all State and local health and pollution control regulations.
- c. The owner of a mobile home park shall pay all required sewer and utility fees or assessments to the Village Treasurer or appropriate utility.
- d. The owner of a mobile home park may elect to either have the mobile home park master metered or to have each mobile home individually metered for water service subject to the following:
 - 1. Should the owner elect to have the Village meter each mobile home individually, the water mains and laterals shall be installed in accordance with the Village specifications and located in accordance with the specifications acceptable to the Village Director of Public Works. Such mains and laterals, to the curb box, shall be conveyed to the Village by such document approved by the Village. The mains and laterals shall become part of the Village's utility distribution system.
 - 2. Should the owner elect to locate the water mains and laterals in locations that are not acceptable to the Director of Public Works, the ownership of such mains and laterals shall remain with the mobile home park owner. The mobile home park shall, however, be metered at a strategic location approved by the Director of Public Works. The meter pit or manhole shall be installed in accordance with the specifications of the Village. The maintenance of the mains and laterals shall be the sole responsibility of the mobile home park owner. The mobile home park owner may purchase, install and bill each tenant directly for the water used and such meters shall be owned, read and maintained by the mobile home park owner.
- e. Each mobile home site shall be provided with a sewer receptacle at least 4 inches in diameter which shall be connected to receive the waste from the shower, bath, tub, flush toilet, lavatory and kitchen sink of the mobile home

harbored on such site having any or all of such facilities. The sewer in each site shall be connected to discharge the mobile home waste into a public sewer system in compliance with applicable ordinances. Each unit shall be subject to a sewer service charge according to the license agreement with the Village Board.

- f. An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings and mobile home sites within the park, to meet the requirements of the park.

7. Internal Streets. All internal streets shall meet the following minimum requirements:

- a. Streets shall be hard surfaced with bituminous concrete or portland cement concrete to accommodate the structural requirements in the Village streets as approved by the Plan Commission.
- b. All streets shall be developed with a street surface of not less than 24 feet wide. On-street parking on one side may be allowed (except at park entrance) if the street width is at least 28 feet wide. Streets shall be at least 32 feet wide if on-street parking is permitted on both sides.
- c. Streets shall be designed to provide suitable drainage without on-street ponding of stormwater. The Village Engineer may require curb, gutter, and/or storm sewers based on the natural characteristics of the site and the public health, safety and welfare.

8. Sidewalks. A 36-inch wide portland cement concrete sidewalk shall be built and maintained by the owner or operator providing access from roadways to all recreational areas, common use buildings, and common storage areas.

9. Lighting. Artificial lights shall be maintained during all hours of darkness in all buildings provided for common facilities for occupant's use. The mobile home park, streets, and pedestrian areas shall be lighted from sunset to sunrise. Entrance roads intersecting with adjacent public streets shall be lighted with either public street lights or private entrance lights or a combination of both

as required by the Plan Commission.

10. Recreational Areas. All mobile home parks shall have one or more recreational areas which shall be easily accessible to all park residents. Recreational areas shall be so located as to be free of traffic hazards and shall, where the topography permits, be centrally located. The size of such recreational areas shall be based on a ratio of providing a minimum of one and one-half (1-1/2) acres of recreational area for each one hundred (100) mobile home sites. At least one-half of the recreational area shall be concentrated in one site, and the remaining balance may be distributed throughout the park in several smaller sites. all recreational equipment installed in such area shall be owned and maintained by the owner or operator of the mobile home park at his expense.
11. Landscaping. The following minimum landscaping requirements shall be maintained in all mobile home parks:
 - a. Each space shall be properly landscaped with at least two trees. All yards shall be sodded or planted in grass. Trees, grass and landscape materials shall be properly maintained and replaced as needed to conform to the initially approved landscaping.
 - b. All mobile home parks constructed under this ordinance shall have a greenbelt or buffer strip at least 20 feet wide along all boundaries. This area shall be landscaped with permanent plantings and/or berms to establish a screening effect. Where the adjoining property is also a mobile home park, such screening or buffer strip shall not be required on that side of the property.
 - c. All areas shall be landscaped and the landscaping shall be shown on a typical mobile home individual site plan, and also shall be shown in concept on the overall master plan.

12. Mobile Home Stands Required. All mobile homes shall be placed and leveled on stands consisting of either 8-inch by 16-inch by 4-inch block, or 16-inch by 4-inch square solid base, minimum, with a double tier of alternately crossed 8-inch block ascending; no I-beam or any portion of the mobile home frame shall rest directly on the concrete block. Wood shimming shall be used. No second or medium grade of concrete block may be used and all block must be installed with the hollow core in a vertical position.
13. Tie Downs and Anchors Required on All Mobile Homes. Straps and anchoring equipment shall be capable of resisting an allowable working load of not less than 3,150 pounds and capable of withstanding a 50% overload (4,750 pounds) without failure.
14. Skirting. All mobile home units shall have skirts around the entire mobile home made of plastic, fiberglass or other comparable materials and shall be of a permanent color, or painted to match the appropriate mobile home so as to enhance the general appearance thereof.
15. Accessory Storage Buildings or Garages. Any accessory storage building or garage in a mobile home park shall comply with other applicable Village Codes. Accessory storage buildings shall be anchored. Accessory Storage Buildings may be located in the side yard provided there is not accessible room in the rear yard and that there is sufficient room to accommodate the other requirements of this ordinance. Due to the limited areas in the Mobile Home Park, these buildings will have firewalls installed in them.
16. Service Buildings
 - a. Service buildings housing sanitation facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.
 - b. The service buildings shall be well lighted at all times of the day and night, shall be well ventilated with screened openings, shall be constructed of such moisture-proof materials which may be painted woodwork, as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least 68 degrees Fahrenheit during the period from October 1st to May 1st. The floors of the service

buildings shall be of water impervious materials. Washing and drying machines may be installed according to needs of the park.

- c. All service buildings and the grounds of the park shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.

- 17. Fire Protection. Service buildings shall be equipped with fire extinguishers and the park with water hydrants of such type, size and number and so located within the park to comply with the Village of Eden Water Department rules and all of standard size and fitness of this department and the regulations of the fire department. No open fires shall be permitted at any place which may endanger life or property. No fires shall be left unattended at any time. All municipal codes regulating open fires shall be enforced.
- 18. Register of Owners. The management of a mobile home park shall keep a registration list of mobile home owners available to the Village or its agents for inspection at reasonable times.
- 19. Inspection and Occupancy Permit. All mobile homes shall comply with State and Village fire, health, building, and plumbing regulations. Before a mobile home unit may be occupied, the mobile home owner or licensed selling agent must secure the inspection and approval of the Building Inspector regarding compliance with such regulations including the provisions of this ordinance. An occupancy permit must be issued by the Village prior to occupancy of such mobile home unit.

11.4 DECLARATION OF RESTRICTIONS/RESTRICTIVE COVENANTS.

The Village may accept a declaration of restrictions or restrictive covenants filed by the applicant petitioning for rezoning concerning the uses of the proposed parcel to be rezoned establishing lot sizes, setbacks, roadways, recreational areas, location of mobile homes, buildings, structures, and landscaping and other physical features as specified in this ordinance. Such declaration of restrictions or restrictive covenant shall run with the land and shall contain the following requirements:

- A. A subscription clause.
- B. The legal description of the property and the master plan.

C. The names of the persons having an interest in the property who shall also execute the restrictive covenant or declaration of restrictions.

D. The names and addresses of all persons holding a security interest in the property who shall also execute the restrictive covenant or declaration of restrictions.

E. The declaration of restriction or restrictive covenant shall run with the land and be binding upon the property owners, grantees, successors, heirs or assigns of the property.

F. Contain the condition that as long as the property is zoned Mobile Home Park District that should buildings or the property be used for other than that specified in the declaration of restriction or restrictive covenant, that any building permit issued by the Village shall be null and void or that the occupancy of such building(s) or use of the property shall be considered to be in violation of the zoning ordinance of the Village.

G. Such declaration of restrictions or restrictive covenant running with the land shall be recorded in the Register of Deeds office for Fond du Lac County and shall be considered a restrictive covenant running with the land or declaration of restrictions running with the land and shall enure to the benefit of all abutting and contiguous properties to that of the subject property, as well as the residents of the Village of Eden.

11.5 DETAILED SITE PLANS AND INFORMATION REQUIRED.

After MH zoning has been granted, detailed plans and information covering that portion of the total project which is intended for construction shall be submitted for approval by the Plan Commission prior to the start of construction of the subject mobile home park. The detailed plans and information shall conform substantially to the preliminary plans and to all other conditions required at the time of zoning approval. All required detailed plans and information shall be submitted to the Plan Commission at least 10 business days prior to the requested date of approval. The detailed plans and information shall include:

A. A master plan showing the entire park area including plan elements as approved by the Plan Commission.

B. Plans and specifications for:

1. Sanitary sewer service.
2. Water service.

3. Stormwater drainage facilities.
4. Roadway construction.
5. Permanent buildings and support structures.

C. Operational plans including:

1. Method of garbage and refuse disposal.
2. Grounds maintenance procedures.
3. Staging and timing of construction.

D. The square footage of each mobile home site shall be depicted on the site plan. Verification of the mobile home site square footage shall be the responsibility of the mobile home park owner.

E. Other plans and information as required by the Village Plan Commission.

11.6 MANAGEMENT.

A. In every mobile home park, there shall be located the office of the person in charge of said mobile home park. In instances where the mobile home park is owned by the same persons owning other mobile home parks within the Village, only one office shall be required.

B. The licensee or permittee, or a duly authorized attendant or caretaker shall be in charge at all times to keep the mobile home park, its facilities and equipment in a clean, orderly and sanitary condition.

C. It is the duty of the mobile home park owner or operator together with any attendants or persons in charge of a mobile home park to:

1. Keep a register of all principal occupants of mobile homes to be open at all times to inspection by federal, state and local officials.
2. Maintain the mobile home park in a clean, orderly and sanitary condition at all times.

3. At the time of entry into the mobile home park, obtain a signed application form, stating year in which mobile home was new, together with size and make, last prior address and current employer, plus number of and ages of children in family.
4. Notify the Village Office of Regularly scheduled office Hours each year at licensing time with names and phone numbers of individuals of those in charge. This is to be updated with the Village Clerk when changes occur.
5. To notify any and all new occupants, of the Park, that Building Permits, Electrical, HVAC, Plumbing, and Zoning Permits for any and all work being done must have an approval statement from the park owners and or managers before applying for a building permit.

11.7 LICENSES.

It shall be unlawful for any person to construct, alter, or extend any mobile home park within the limits of Eden unless he holds a valid license issued by the Village in the name of such person for the specific construction, alteration, or extension proposed. All applications for licenses shall contain the following:

- A. Name and address of applicant.
- B. Location and legal description of the mobile home park.
- C. A complete plan of the park in the conformity with the requirements of this ordinance.
- D. Plans and specifications of all buildings, improvements, and facilities constructed or to be constructed within the mobile home park.
- E. Application for initial mobile home park license shall be filed with the Clerk and, subject to approval, be issued by the permit issuing authority. the application shall be in writing, signed by the applicant.
- F. An annual renewal of the license shall be obtained as described in Sections 10.8 and 10.9 below.

11.8 LICENSE FEES

A. The annual license fee for each mobile home lot, site or park shall be One Hundred Dollars (\$100.00) for each fifty (50) mobile home spaces, lots or sites, or fraction thereof.

B. The fee for transfer of a license shall be \$10.00.

11.9 APPLICATION FOR RENEWAL OR TRANSFER OF LICENSE.

A. Upon application in writing by a licensee for renewal of a license and upon payment of the annual license fee, and upon review, the issuing authority shall issue a certificate renewing such license for another year.

B. Upon application in writing for transfer of a license and payment of the transfer fee, the issuing authority shall issue a transfer.

11.10 REVOCATION OF LICENSES OR PERMITS.

The issuing authority may revoke any license to maintain and operate a park when the licensee has been found guilty by a court of competent jurisdiction of violating any provisions of this ordinance. After such revocation, the license may be re-issued if the circumstances leading to revocation have been remedied and the park is being maintained and operated in full compliance with this ordinance.

11.11 POSTING OF LICENSE OR PERMIT.

The license certificate or special permit shall be conspicuously posted in the office of or on the premises of the mobile home park at all times.

11.12 PENALTIES.

The penalties for violation of any of the provisions of this chapter shall be as provided in section 18.04 of the Code of Ordinances.

12. BOARD OF APPEALS

A. A board of appeals is hereby established. The board of appeals shall consist of 5 members appointed by the Village president, subject to confirmation by the Village Board for 3 years, except that of those first appointed, 1 shall serve for 1 year, 2 for 2 years, and 2 for 3 years. The members shall serve with compensation and shall be removable by the Village president for cause upon written charges and after public hearing. The Village president shall appoint an alternate member for a term of 3 years,

who shall act with full power, only when a member of the board of appeals is absent or refuses to vote because of interest. Vacancies shall be filled for the unexpired terms of members whose terms become vacant. The board of appeals may employ a secretary and other employees.

B. The board of appeals shall adopt rules for its government and procedure. Meetings of the board of appeals shall be held at the call of the chairman and or Village Clerk/Treasurer and at such other times as the board of appeals may determine. The chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

C. The board of appeals shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board of appeals and shall be a public record.

D. Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the Village of Eden affected by any decision of the building inspector. Such appeal shall be taken within a reasonable time, as provided by the rules of the board of appeals, by filing with the building inspector and with the board of appeals a notice of appeal specifying the grounds thereof. The building inspector shall forthwith transmit to the board of appeals all the papers constituting the record upon which the action appealed from was taken. The board of appeals shall fix a reasonable time for the hearing of appeals and give public notice thereof as well as due notice to the parties in interest, and shall decide the same within a reasonable time.

12.1 POWERS OF THE BOARD OF APPEALS

The board of appeals shall have the following powers:

A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the building inspector.

- B. 1. To authorize, upon appeal in specific cases, such variance from the terms of this ordinance, as will not be contrary to the public interest, where, owing to special conditions peculiar to a specific property, a literal enforcement will result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done. See (3) - variance of this section.
2. Except as specifically provided, no action of the board shall have the effect of permitting in any district uses prohibited in such district.

3. In every case where a variance from these regulations has been granted by the board of appeals, the minutes of the board shall affirmatively show that an "unnecessary hardship" or "practical difficulty" exists and the records of the board shall clearly show in what particular and specific respect an "unnecessary hardship" or "practical difficulty" would be created by the literal application of such regulations.

C. To hear and decide special exceptions to the terms of this ordinance upon which the board of appeals is required to pass, as follows:

1. To grant a permit for temporary building for commerce or industry in a residence district which is incidental to the residential development, such permit to be issued for a period of not more than 1 year.
2. To grant a permit for the extension of a district boundary for a distance of not more than 35 feet only where the boundary of district divides a lot in a single ownership at the time of the adoption of this ordinance.
3. To permit the change of a nonconforming use to another nonconforming use of the same classification. See SECTION 4, A6 (b) of this Ordinance.
4. To interpret the provisions of this ordinance in such a way as to carry out the intent and purpose of the plan as shown on the district map accompanying and made a part of this ordinance, where the street layout actually on the ground varies from the street layout on the aforesaid map. See SECTION 3 "Exception" of this Ordinance.

D. In exercising the foregoing powers of the board of appeals may in appropriate cases establish suitable conditions and safeguards in harmony with the general purpose and intent of this ordinance.

E. The board of appeals shall have the power to call on any other village department for assistance in the performance of its duties, and it shall be the duty of such other departments to render such assistance as may be reasonably required.

F. The board of appeals may reverse or affirm wholly or in part or may modify any order, requirement, decision or determination appealed from and shall make such order, requirement, decision or determination as in this opinion ought to be made in the premises and to that end shall have all the powers of the building inspector.

The concurring vote of 4 members of the board of appeals shall be necessary to reverse any order, requirement, decision or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the building inspector. The concurring vote of 4 members of the board of appeals shall be necessary to reverse any order, requirement, decision or determination appealed from or to decide in favor of the applicant on any matter on which its is required to pass or to effect any variation in the requirements of this ordinance.

G. Any person or persons, jointly or severally, aggrieved by any decision of the board of appeals, or any taxpayer, or any officer, department, board or bureau of the Village of Eden, may within 30 days after the filing of the decision in the office of the board of appeals, but not thereafter, present to a Court of competent jurisdiction a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of illegality, whereupon such decision of said board shall be subject to review as provided by law.

H. Fees. Any application for an appeal or variance shall be accompanied by the current established fee to compensate the Village for publication of notice and other expenses. No action shall be taken until such fees have been paid.

13. CHANGES AND AMENDMENTS.

The Village Board incorporates all provisions as set forth in state statute sec. 62.23 (7)(d) 2 of the 1983-1984 Wisconsin State statutes by reference.

14. ENFORCEMENT.

A. It shall be the duty of the building inspector to enforce the provision of this Ordinance. The building inspector shall keep a record of all permits and certificates issued by him, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in land or buildings. The building inspector shall also keep a record of all nonconforming uses, indicating any extension or changes thereof, with the dates of such changes or extensions.

B. Land Use Permit

1. No building shall hereafter be erected, moved or structurally altered until a land use permit therefor shall have been applied for and issued.
2. No land use permit shall be required for the necessary and customary construction, reconstruction or maintenance of over-ground or under-ground public utility neighborhood service lines and mechanical appurtenances.
3. All applications for a land use permit shall be accompanied by a location sketch in duplicate, drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon, the exact size and location of the lot of the proposed or existing building and accessory building, the lines within which the building shall be erected, altered or moved, the existing or intended use of each building or part of a building the number of families the building is intended to accommodate, and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for the enforcement of this ordinance.
4. All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. The lot and the location of the building thereon shall be staked out on the ground before construction is started.
5. Except as otherwise provided in this ordinance, the building inspector shall issue or refuse to issue a land use permit within 10 days after receipt of an application therefor. Refusal to issue a land use permit shall be given in writing, with the reasons for such refusal.

C. Certificate of Compliance

1. No vacant land shall be occupied or used, no building hereafter erected, altered or moved shall be occupied and no nonconforming use shall be maintained, renewed, changed or extended until a certificate of compliance shall have been issued by the building inspector. Such certificate shall show that the building or premises or part thereof and the proposed use thereof are in conformity with the provisions of this ordinance. Such certificate shall be applied for when application is made for a land use permit and shall be issued within 10 days after the completion of the work specified in such land

use permit application, but only if the building or premises and the proposed use thereof conform with all the requirements of this ordinance.

2. Under such rules and regulations as may be established by the Village Board, the building inspector may issue a temporary certificate of compliance for part of a building.
3. Upon written request from the owner, the building inspector shall issue a certificate of compliance for any building or premises existing at the time of the adoption of this ordinance, certifying, after inspection, the extent and kind of use made of the building or premises and whether or not such use conforms to the provisions of the ordinance.

15. VIOLATIONS AND PENALTIES.

Any building or structure hereafter erected, moved or structurally altered or any use hereafter established in violation of any of the provisions of this ordinance shall be deemed an unlawful building, structure or use. The building inspector shall promptly report all such violations to the village attorney, who shall bring action to enjoin the erection, moving or structural alteration of such building or the establishment of such use or to cause such building, structure or use to be vacated or removed. Any person, firm or corporation who violates, disobeys, neglects, omits or refuses to comply with, or resists the enforcement of any of the provisions of Ordinance may be also required, upon conviction, to forfeit not less than \$25.00 nor more than \$500.00 for each offense, together with the costs of prosecution. Each day that a violation continues to exist shall constitute a separate offense.

16. ANNEXATION.

All territory annexed to the Village of Eden shall automatically become a part of the single family residence district until definite boundaries and regulations are adopted by the Village Board, provided, however, that the Village Board shall adopt definite boundaries and district regulations within 90 days from the date of the annexation.

17. VALIDITY.

Should any section, clause or provision of this ordinance be declared by the courts to be invalid, the same shall not effect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

18. CONFLICTING PROVISIONS REPEALED.

All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

19. SEVERABILITY OF INVALID PORTIONS

Should any section, sentence, clause, provision or portion of this ordinance be adjudged unconstitutional or invalid by any court of competent jurisdiction, the remaining sections, sentences, clauses, provisions or portions of this Ordinance shall not be affected thereby.

Adopted this 13th of May 1996.

The above ordinance has been amended by specific resolution(s) duly adopted and published. The undersigned, Clerk/Treasurer of the Village of Eden, Wisconsin, does hereby certify that this ordinance now contains the original ordinance together with those amendments previously adopted and duly published.

Dated this 17th day of April 2008.


Village President


Village Clerk/Treasurer