

**TOWN OF SPRINGVALE  
FOND DU LAC COUNTY, WISCONSIN**

**ORDINANCE AMENDING ZONING ORDINANCE**

The Town Board, after a public hearing and recommendation by the Plan Commission, preceded by a Class II Legal Notice, does hereby ordain the following amendments to the Town of Springvale Zoning Ordinance:

Section 3.33 is amended to read:

- 3.33 **Manufactured Home.** A structure substantially constructed off-site meeting minimum provisions for dwellings and meeting all of the following criteria:
- 3.331 transportable in one or more sections.
  - 3.332 built on a permanent chasis
  - 3.333 placed on a permanent foundation.
  - 3.334 connected to utilities (plumbing, heating, gas, electrical).
  - 3.335 constructed on or after June 15, 1976 in accordance with U.S. Housing and Urban Development standards and identified with a H.U.D. seal of approval.

Wherever authorized by this Ordinance, manufactured homes may only be used for residential purposes.

Section 6.223 is amended to read:

- 6.223 One farm residence per lot (which may consist of a manufactured home, provided it is at least 24 feet wide and 42 feet in length and only houses a single family).

Section 6.46 is created to read:

- 6.46 The minimum ground level floor area per dwelling unit shall be 1,008 square feet for a one-story residential structure, 900 square feet for a split-level residential structure, and 800 square feet for residential structures of two stories or more.

Section 7.46 is created to read:

- 7.46 The minimum ground level floor area per dwelling unit shall be 1,008 square feet for a one-story residential structure, 900 square feet for a split-level residential structure, and 800 square feet for residential structures of two stories or more.

Section 9.25 is created to read:

- 9.25 Manufactured homes, subject to the following standards:
  - 9.251 A manufactured home may not be occupied by more than one family.
  - 9.252 A manufactured home shall be at least 24 feet in width and 42 feet in length.

Section 10.2 is amended to read:

10.2 Permitted Uses.

10.21 Personal or professional service establishments.

10.22 Indoor sales and service establishments.

10.23 Adult-oriented establishments, subject to the provisions of the Town of Springvale Adult-Oriented Establishments Ordinance.

Section 10.3 is amended to read:

10.3 Conditional Uses.

10.31 Long-term outdoor display and sales.

10.32 Indoor lodging facilities.

10.33 Resort establishments.

10.34 Bed and breakfast establishments.

10.35 Group daycare center facilities.

10.36 Animal boarding or breeding facilities.

- 10.37 Outdoor storage or wholesaling.
- 10.38 Marinas and boat liveries.
- 10.39 Maintenance service establishments.
- 10.40 In-vehicle sales and service establishments.
- 10.41 Personal storage facilities.
- 10.42 Portable storage facilities.
- 10.43 Indoor storage or wholesaling.
- 10.44 Indoor retail sales accessory to indoor storage and wholesaling.

Sections 6.36, 8.43, and 9.46 are created to read:

Temporary use of a manufactured home, mobile home, or camper for residential purposes during construction of a residence on the same lot provided that the manufactured home, mobile home, or camper is connected to a septic system.

In addition to the above, all references in the Zoning Ordinance to “mobile home,” except those in Sections 6.36, 8.43, and 9.46 are hereby deleted.

The Town Clerk and Town Attorney are authorized and directed to make all changes to the Town Zoning Ordinance necessary to implement the amendments contained herein.

Dated this 18<sup>th</sup> day of April, 2017.

TOWN OF SPRINGVALE

By: Daniel Dahlke

Attest:

Patricia Keys