

ORDINANCE NO. 573

Ordinance To Create Subsection 7.0504.H and 7.0504.I of the Village Zoning Ordinances Regarding Accessory Use Regulations for Greenhouses, Storage Sheds, Certain Play Equipment and Gardens

The Village Board of the Village of River Hills, Milwaukee County, does ordain as follows:

Section I. Subsection 7.0504.H. of Chapter 7 of the General Ordinances is hereby created to read as follows:

- “H. Greenhouses and Sheds. Greenhouses or sheds used for storage for lawn or garden equipment and household items are permitted upon the issuance of a building permit, provided that it does not exceed 15 feet in height or 400 square feet. Subject to the provisions of this section the Building Inspector is authorized to issue a building permit for a greenhouse or a shed not larger than 200 square feet without the requirement that the Building Board approve such greenhouse or shed. An application for a building permit for a second or any additional greenhouse or shed on a lot, or a greenhouse or shed greater than 200 square feet shall be subject to review and approval by the Building Board.
- a. All greenhouses and sheds must comply with rear and side yard setbacks provided by the zoning ordinance. Greenhouses and sheds shall be located to the rear of the extended rear line of the home. For corner lots, the greenhouse or shed shall be located behind the extended rear and side lines adjacent to the street.
 - b. The aesthetics of new sheds shall aesthetically match the main structure on the property in architecture and color.
 - c. Painting and residing of existing sheds are considered a minor repair and does not require a permit.
 - d. A property survey must be provided showing the location of the proposed greenhouse or shed, all structures on the lot and the distance from the proposed greenhouse or shed to property lines.”

Section II. Subsection 7.0504.I. of Chapter 7 of the General Ordinances is hereby created to read as follows:

- “I. Miscellaneous Minor Structures Exempted from Building Permit Requirements. The following structures are excluded from the requirement of a Building Permit, provided that the following limitations applicable to these exclusions are strictly followed:
- (1) Play Equipment. This exclusion applies to a structure that is play equipment, as defined herein, provided that it is accessory to a residential use on the lot where it is located, and the lot is zoned for residential use, and the play equipment is set back at least five feet from any lot line. Play equipment is defined as a swingset, sandbox, jungle gym, or similar equipment that has no

utility other than for amusement of children, as determined by the Village Building Inspector, but not including a structure that has walls and a roof which form an enclosure.

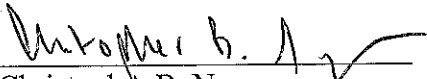
- (2) Gardens. This exclusion applies to a structure that is primarily intended to be a planting bed, raised flower garden, rain garden, or similar landscape feature, as determined by the Village Building Inspector, provided that such structure shall be located at least five feet away from any property line.

Section III That if any subsection, section or portions of this article or the section of this ordinance as enacted hereunder is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof.

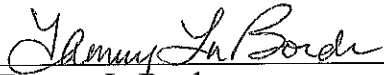
Section IV That all ordinances or parts of ordinances conflicting with the provisions of this ordinance are to such extent repealed.

Section V That this ordinance shall be in full force and effect upon its passage and publication according to law.

PASSED AND ADOPTED by the Village Board of the Village of River Hills this 17th day of January, 2024.


Christopher B. Noyes
Village President

Countersigned:


Tammy LaBorde
Village Clerk