



VANDEWALLE & ASSOCIATES INC.

To: Village of Fontana
From: Michael A. Slavney, FAICP, Village Planner
Date: 17 September 2013
Re: Proposed Amendments to Draft ETZ Ordinance

The following text amendments to the proposed ETZ Ordinance were discussed and recommended at last month's public hearing: Changes are shown in *italics*, below:

1. Amend the P-2 ETZ District (Section 18-542(a)) to provide a Description and Purpose statement for the District, which is missing from the currently adopted Ordinance.
 - (a) Description and Purpose. *The P-2 District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership, where the use for public purpose is anticipated to be permanent.*

2. Amend the Minimum Average Lot Width for the A-5 ETZ District (Section 18-535(m)) to be 125 feet, rather than 100 feet, so as to be consistent with the Walworth County Ordinance. This amendment is presented in Figure 18-535 in italics, below:

Figure 18-534: Density, Intensity, and Bulk Regulations in the A-5, ETZ District	
Density and Intensity Requirements	
Minimum Lot Area	1 acre
Maximum Gross Density	1 acre / dwelling unit
Maximum Building Coverage	25 percent
Minimum Landscape Surface Ratio	70 percent
Minimum Average Lot Width	<i>125 feet</i>
Minimum Street Frontage	100 feet

3. In the B-4, ETZ District (Section 15-546(c)(2)), replace the current minimum building separation of 750 feet from a residential zoning district of 750 feet, with 400 feet, for an adult entertainment land use – which retains the requirement to secure approval as a conditional use in the proposed ETZ Ordinance.:

(c) Principal Land Uses Permitted as a Conditional Use.

- (2) Adult entertainment use provided that there is a minimum building separation of 400 feet from the nearest residential structures, churches, schools, public parks, public playgrounds, public beaches, daycare centers, and park zoning districts (P-1, P-2) existing at the time of application for the conditional use permit, and further provided that any adult entertainment use be conducted within an enclosed building.