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**From:** McCarthy, Bridget  
**Sent:** Wednesday, April 25, 2012 8:48 AM  
**To:** Brandy Howe  
**Cc:** Hayden-Staggs, Kelly; Mike Slavney; Nyman, Ron; Martin, Dennis  
**Subject:** RE: Accessory Structures

Putting it on the agenda to explain the impact of this change would be great (that way no one can come back and say they didn't know about the proposed change.); the commissioners and trustees may be completely accepting of it, but I want to make sure they understand before we approve the changes and deny a friend's application. If I'm reading this correctly, the Lakeshore properties (which have a shore yard and a street front yard) would not be permitted to have any accessory uses (i.e., garage, garden shed, gazebo) or swimming pools, tennis courts, etc., on their lots unless it fits to the side of their principal structure. (And since most the lots are characterized as being long and narrow, there probably won't be much room for these.)

Kelly: Can we place this topic on the agenda? Just to make sure Mike explains it.

**Bridget J. McCarthy**

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**From:** Brandy Howe [mailto:bhowe@vandewalle.com]  
**Sent:** Friday, April 20, 2012 11:30 AM  
**To:** McCarthy, Bridget  
**Cc:** Hayden-Staggs, Kelly; Mike Slavney; Nyman, Ron  
**Subject:** RE: Accessory Structures

Hi Bridget,

The restriction in Section 18-52(b)(2)—“Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard”—applies to all accessory uses in the Village, which are categorized, defined, and regulated in Sections 18-64(a)–(w). Private swimming pools and tennis courts are considered “Residential Recreational Facility” in Section 18-64(j) and are defined/regulated as follows:

- (a) **Residential Recreational Facility:** All active outdoor recreational facilities located on a private residential lot which are not otherwise addressed in this Article. Common examples include swing sets, basketball courts, tennis courts, swimming pools, and recreation-type equipment. Residential recreational facilities shall adhere to the following listed regulations.
- (1) Residential recreational facility shall adhere to the accessory land use requirements in Section 18-52(b).
  - (2) All private residential recreation facilities and their attendant structures shall comply with the bulk requirements for accessory structures.
  - (3) Materials and lighting at said property line are to be equal to or less than 0.5 footcandles.
  - (4) Swimming pools shall be regulated by the performance standards provided in Section 18-216.
  - (5) Tree houses and similar platforms shall not exceed a platform height of 8 feet and shall be setback twice their elevation from any property line.

Let me know if you need any additional info on this.  
Brandy