

ORDINANCE DWELLINGS**ORIGINAL****# 2.13 ESTABLISHMENT OF DWELLING-UNIT STANDARDS**

The Town Board of the Town of Vienna, Dane County, Wisconsin, pursuant to the authority vested in it, do ordain as follows:

The purpose of this Ordinance is to establish certain minimum size and location standards for dwelling units so as to preserve and promote a suitable environment for safe, healthy and desirable living.

SECTION 1. DWELLING AND SIZE REQUIREMENTS.

- a. "Dwelling" as the term is used herein, means a place of abode, a residence or a house for use by one (1) or more persons excluding hotels, motels or mobile homes located in established mobile home parks.
- b. Each single-story dwelling shall have a minimum floor area of 1,100 square feet, excluding the basement which must have a minimum size of 900 square feet. The basement must have a masonry floor with a minimum wall height of seven feet.
- c. Each two-story or split-level dwelling shall have a minimum of 960 square feet of floor area on the first floor level and a minimum total of 1,400 square feet of floor area for the dwelling.

SECTION 2. GARAGES. All dwellings must have enclosed garages with a minimum floor area of 500 square feet.

SECTION 3. OFF-STREET PARKING. A minimum of 400 square feet of hard-surfaced (gravel, blacktop or concrete) off-street parking shall be provided for each dwelling (excluding the garage). A portion of the driveway to the dwelling unit which is over 10 feet in width may be included as a part of the 400 foot requirement as long as the driveway is at least 20 feet in width.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase or word of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. CONFLICT OF ORDINANCES. In any case where a provision of this Ordinance or of any regulation adopted pursuant thereto is found to be in conflict with a provision of any other Ordinance of the Town of Vienna, the provision which established the higher standard for the promotion of the health and safety of the people shall prevail.

SECTION 6. PENALTIES. Any person who fails to comply with any provision of this Ordinance shall, upon conviction thereof, be subject to forfeiture of not more than One Hundred Dollars (\$100.00). Each day such failure to comply continues shall be considered a separate offense.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be in effect from and after its passage and publication. The above and foregoing Ordinance was duly adopted by the Town Board of the Town of Vienna at a regular meeting held on the day of Feb. 13, 1972, and was posted in three of the most public places of the Town on the day of Feb. 13, 1972.

Peter Clemens, Chairman
Edward Kaltenberg, Supervisor
Dwight Ziegler, Supervisor

ATTEST: Dorothy Bostad, Town Clerk

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