

VILLAGE OF EPHRAIM

FOUNDED 1853



Plan Committee Ordinance Working Session

June 23, 2026, 12:00 p.m.

9996 Water Street

NOTE: THIS MEETING WILL BE SIMULTANEOUSLY HELD VIA TELECONFERENCING. STAFF, COMMITTEE MEMBERS AND THE PUBLIC ARE WELCOME TO PARTICIPATE IN THIS MANNER. TELECONFERENCING WILL BE AVAILABLE BY COMPUTER, PHONE, TABLET, OR DIAL-IN. CONNECTION INFORMATION BELOW:

The Village of Ephraim has been holding monthly zoning ordinance working sessions that began on January 27, 2015. The purpose of these sessions is to work on the ordinances identified by the village board of trustees and the planning committee as ordinances in need of discussion and consideration. Any recommended changes to zoning ordinances will be acted upon by the planning committee in a regularly scheduled meeting and then be forwarded on to the village board for consideration and public hearings if the proposed changes are to be implemented. A quorum of the plan committee will be verified for each meeting, minutes of working sessions will be approved during 7pm meetings. The current ordinances/ordinance sections being discussed are:

- Prioritizing the list of next ordinances to consider:
 - PW Ordinance
 - Acc. Bldgs/Structures
 - Building Heights
 - Signs

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Access Code: 665-709-981

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** It is possible that a quorum of the Village Board, Village Planning Committee, or other Village Committees may be present at the meeting. However, no action will be taken unless specifically noticed.*

Andrea Collak, Clerk

Kim Roberts, Deputy Clerk

Date 6/19/26

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**VILLAGE OF EPHRAIM PLAN COMMITTEE
WORKING SESSION MEETING MINUTES
TUESDAY, MAY 26, 2026 - 12:00 PM
9996 WATER STREET**



Present: Andy Bartelt, Grace Held, Rick Hoyerman, Monique McClean, BD Thorp, and Ken Nelson – Chair.

Absent: Laird Hart.

Staff: Brent Bristol - Village Administrator and Kim Roberts - Deputy Clerk.

Guests: John Cox (online).

Call to Order: K. Nelson called the working session to order at 12:00 PM.

K. Nelson provided an update on last month's discussion regarding signs. He explained that during the quarterly meeting with the Ephraim Business Council (EBC), he learned that they had sent out an email to get reactions on the “sail” signs.

Bristol noted that he would be reaching out directly to businesses with the current ordinance language pertaining to signs and inviting businesses to participate in the upcoming dialogue regarding signs.

K. Nelson reviewed the upcoming meeting schedule: June 9, June 23, July 14, July 28, August 11, and August 25.

K. Nelson reviewed the summary of the comments submitted by Plan Committee members regarding the Protected Waterfront Ordinance. He invited discussion on how to best tackle the list of definitions and considerations listed.

Committee members agreed they would like to work through the ordinance with a group approach.

The Committee reviewed the ordinance. They spent considerable time reviewing the intent section (§17.20(1) of the ordinance. Bristol encouraged the Committee to define “open viewing space” to include the vantage point from which the views are being protected. Committee members engaged in extensive discussion about the meaning and application of open viewing space. Hoyerman suggested that the intent should focus on views toward Eagle Harbor in between structures, emphasizing that the concern was primarily about lateral views between buildings rather than vertical views affected by building height.

The Committee discussed possible definitions of “open viewing space”. Hoyerman proposed that it could be defined as “views between structures toward Eagle Harbor”, with this language to be incorporated into the intent statement. They discussed whether this should remain general in the intent statement or be further specified in the design criteria sections.

Hoyerman suggested adding language in the intent section after the current language “*for as much open viewing space*” to insert possible language such as, “*particularly when views of Eagle Harbor are especially limited between homes/structures from the street.*”

The Committee discussed the existing language stating “structures shall be restricted to those in existence as of January 1, 1998.” Members noted this language was confusing and potentially contradictory to current practices, since modifications and replacements that perhaps weren't originally contemplated have been approved. Hoyerman suggested clarifying this to specify that vacant properties as of that date shall remain vacant, while allowing modifications to existing structures under the section's provisions. A starting point for suggested language was discussed as “*Properties that did not have a structure as of January 1, 1998, shall remain vacant; there shall be no new buildings or structures.*” Hoyerman agreed to further work on the language to present to the Committee at the June 9th meeting.

The Committee reviewed §17.20(2) – Permitted Uses, noting that §17.20(3)(b)(2) should likely be moved under permitted uses with the addition “*subject to design review.*” Additionally, the word “*replaced*” would be struck and substituted with the word “*reproduced.*”

The Committee reviewed §17.20(3) – Conditional Uses. No further changes were noted besides moving

§17.20(3)(b)(2) to the Permitted Uses - §17.20(2) and creating subsection (2)(c) for the previous §17.20(3)(b)(2).

§17.20(5) Design Review. Section A – General Requirements. Bristol explained that §17.20(5)(a)(1) essentially defines the building envelope. Significant discussion centered on whether to restrict increases in building width parallel to the shoreline to preserve open viewing space. The Committee debated various approaches, from completely prohibiting width increases to allowing width modifications only when total obstruction was reduced. Bartelt questioned the original intent of the ordinance, suggesting that buildings should not be allowed to become wider than their existing dimensions, as this would be consistent with the baseline principle that "nothing changes" except as specifically allowed.

Committee members explored scenarios where combining accessory structures with principal residences might either help or harm open viewing space objectives. Bristol noted that some properties could benefit from consolidating multiple small structures if done without increasing the total width obstruction. The Committee considered allowing footprint modifications and even combinations of structures, provided the principal structure's width parallel to the road did not increase. They discussed potential benefits when projects actually reduced total width obstruction by eliminating separate accessory buildings.

Discussion of footprint modifications revealed complexity in balancing multiple objectives. The current ordinance prohibits increases to the total footprint of individual structures and prohibits combining structures, but members questioned whether these restrictions always served the open viewing space objective. Bristol suggested including dimensional standards directly in the Protected Waterfront Ordinance rather than referencing other ordinance sections, making the requirements clearer and more accessible.

The Committee discussed §17.20(5) Design Criteria- Section B. §17.20(5)(b)(2). The Committee noted that a clear definition of visual impact was required. Further, §17.20(5)(b)(3), Thorp suggested discussing lowering the height to twenty-two feet (22') to deter a full second floor.

The Committee discussed §17.20(6) – Other Requirements. The consensus was that the information in section six, not the subsections of the section, should be moved into the Design Criteria section §17.20(7). (*"Up to fifty percent (50%) of the total roof pitch square footage can be made up of dormers that may be less than 6/12, but in no case may be less than 3/12"*). Additionally, the Committee determined that the percentage needed to be decreased, as well as the need for a definition of a one and a half story as well as living space. Thorp suggested reaching out to get the assistance of a local architect for input on creating a definition. Thorp and K. Nelson agreed to work on the definition and present it at the June 9th meeting.

The meeting adjourned at 1:50 PM.

Recorded by Kim Roberts – Deputy Clerk

**VILLAGE OF EPHRAIM PLAN COMMITTEE
WORKING SESSION MEETING MINUTES
TUESDAY, JUNE 9, 2026 - 12:00 PM
9996 WATER STREET**



Present: Laird Hart, Rick Hoyerman, Monique McClean, BD Thorp, and Ken Nelson – Chair.

Absent: Andy Bartelt and Grace Held.

Staff: Brent Bristol - Village Administrator and Kim Roberts - Deputy Clerk.

Guests: John Cox (online) and Kathy Pentler (online).

Call to Order: K. Nelson called the working session to order at 12:01 PM.

K. Nelson presented observations from Bartelt's nephew, an architect, who analyzed the Village's current Protected Waterfront ordinance. The architect identified the biggest problem was the roof pitch requirements, noting that the allowance of flatter roofs at twenty-three feet (23') allows for an easy design of a 2-story house. The architect recommended going to a twenty-foot (20') absolute height maximum, which would allow plenty of room to do a story and a half.

K. Nelson expressed concern about what happens when someone tears down a house that currently exceeds twenty-three (23'), questioning whether they would be restricted to the new height limits with a rebuild. He identified the biggest change from previous ordinances as §17.20(5)(a)(2), which allows footprint modifications in the Protected Waterfront District. He suggested that the Committee consider not allowing changes to the footprint to maintain the look of the Protected Waterfront District. He argued that allowing footprint modifications leads to houses that look uniform. He suggested that architects, seeking maximum square footage, would design square or rectangular structures regardless of the original house's character. He proposed restricting changes to footprints, allowing people to maintain existing footprints unless making them narrower. He noted that six (6) houses currently have more than fifteen hundred square feet (1,500 ft²) on the first floor. Unrestricted footprint modifications could result in very large structures.

Hoyerman disagreed with completely restricting footprint modifications, arguing that such restrictions would be too limiting. He suggested that people should have some flexibility to modify their properties while maintaining design review standards. Hoyerman proposed allowing modifications that don't increase width, particularly in incorporating accessory structures into the main building. Further, he suggested making the modification of the footprint a permitted use subject to design review.

The Committee discussed the current intent statement and the draft that Hoyerman prepared. Current Intent:

- 1) **INTENT.** *Recognizing that the open shoreline is one of Ephraim's most distinctive features, the intent of this ordinance is to provide for as much open viewing space along our shoreline as possible. As an important contributing component of the Ephraim Historic District Ordinance [§17.26](#), owners of residences in the Protected Waterfront "PW" District are encouraged to use and maintain their existing residences. Since most of the residential buildings in this area are sited on small non-conforming lots that would otherwise prohibit the erection of such structures under the existing ordinance unless otherwise noted or provided for in this section, structures shall be restricted to those in existence as of January 1, 1998.*

Draft language from Hoyerman:

- 1) **1) INTENT.** *The open shoreline is one of Ephraim's most distinctive features and is also characterized by buildings sited on mostly small non-conforming lots. This ordinance is intended to preserve the open views of the shoreline as well as the historic appearance of Ephraim's built environment while also allowing for some leeway for (PW) property owners to modify or replace their residences. Consistent with the intent and provisions of the Ephraim Historic District Ordinance (§17.26), property owners are encouraged to use and maintain their existing residences. However, if residential modification or replacement is desired, said modification or replacement must strictly conform to the provisions of §17.20 and §17.26. New*

construction is ~~generally~~ prohibited in the PW district as structures are limited to those existing on or before January 1, 1998, ~~unless specifically noted in this section.~~

The Committee reviewed Hoyerman's draft intent language, and Committee members discussed clarifying that no additional structures beyond those existing in 1998 would be allowed, addressing concerns about vacant lots. They agreed to use consistent language referencing the current 1998 baseline and to remove potentially confusing qualifying language. Hoyerman agreed to continue working on the "Intent" section by removing "generally" and "unless specifically noted in this section" from his draft language. The Committee further requested that another sentence be added back into the intent statement addressing "no new structures" pertaining to "vacant lots".

K. Nelson and Thorp presented their work on defining a one-and-a-half-story house: "A 1-1/2 Story House has a full first floor with full height interior walls (normally 8' - 10' high) and an upper level that has less floor area than the first floor. The upper level has steeply pitched roofs with gables and dormers (normally with windows). The upper level typically has sloped ceilings with knee walls (normally 5 - 7' high) that define the floor area. These features reduce the floor area on the upper level."

The Committee discussed knee wall requirements and the challenge of distinguishing between living space and storage areas. They debated whether to include specific percentage limitations (such as the upper level having no more than 50% of the first floor's square footage) or to rely on roof pitch requirements to naturally limit second-floor space. Bristol suggested that roof pitch restrictions might be more effective than trying to define habitable space.

The Committee extensively discussed roof pitch requirements, with K. Nelson advocating limiting roof pitches to a 6/12 to 12/12 range, noting that a 3/12 pitch enabled full two-story construction. Steeper pitches would naturally limit second-floor space. Committee members considered allowing limited shed dormers with flatter pitches to provide design variety. They discussed limiting shed dormers to a specific linear footage to avoid creating effectively full second floors. K. Nelson offered to write the shed dormer allowance based on square footage or percentage, depending on the roof system.

The Committee held a conversation on how to handle existing structures that exceed proposed height limits. They discussed allowing "reproduction" of existing non-conforming structures, meaning property owners could rebuild identical structures but would be subject to new restrictions if they chose to modify or expand their footprints. K. Nelson suggested this approach would encourage preservation of existing structures while preventing new construction from exceeding height and bulk limits. The Committee recognized the need to define "reproduction" clearly in the ordinance.

The Committee reviewed design criteria requirements, emphasizing that projects must be consistent with the Historic District character. They discussed concerns about overly complex roof lines, referencing a recent project that some members felt was too complicated. Bristol noted that the Historic District Ordinance already requires simplicity as a key design principle, with roof pitches between 3/12 and 12/12. However, the Committee agreed that the 3/12 minimum was problematic for the Protected Waterfront District's goals. K. Nelson suggested defining house attachments such as decks, porches, screened porches, and window porches as another way to control bulk, as well as replacement criteria, including roof pitch.

Kathy Pentler raised the issue of restricting construction during tourist season, citing examples from condominium associations that prohibit construction between Memorial Day and Labor Day. She noted that construction noise and disruption significantly impact the quality of the short tourist season.

The Committee agreed to consider seasonal construction restrictions, with Bristol suggesting that noise ordinance modifications might be more practical than zoning restrictions.

The meeting adjourned at 1:39 PM.

Recorded by Kim Roberts – Deputy Clerk

17.20 PROTECTED WATERFRONT (PW) DISTRICT.

- 1) **INTENT.** Recognizing that the open shoreline is one of Ephraim's most distinctive features, the intent of this ordinance is to provide for as much open viewing space, particularly when views of Eagle Harbor are especially limited between homes/structures from the street along our shoreline, as possible. As an important contributing component of the Ephraim Historic District Ordinance [§17.26](#), owners of residences in the Protected Waterfront (PW) District are encouraged to use and maintain their existing residences. New construction on vacant lots is prohibited in the PW District as structures are limited to those existing on or before January 1, 1998.
- 2) **PERMITTED USES.**
 - a) Park and open spaces, provided that any proposed structural elements are given conditional use approval.
 - b) Beaches provided that any proposed structural elements are given conditional use approval.
- 3) **CONDITIONAL USES.**
 - a) On parcels where there is not a residence:
 - 1) Dockage and launching;
 - 2) Boat and related rentals;
 - 3) Sale of marine fuel and accessories for marine use only;
 - 4) New structures necessary for permitted uses in the district, including bathrooms.
 - 5) Non-profit organizations on village-owned property. Sales within such shall be subject to any existing lease or other agreements with the village. In the event that no such agreement speaking to sales exists, the Village of Ephraim Planning Committee, through Conditional Use review, shall oversee and have final approval over any such sales area. This review will include, but is not limited to, the type of merchandise sold, and the total amount of display area the merchandise will envelop.
 - b) On parcels where there is a residence:
 - 1) Additions/modifications to or replacement of existing residences. Subject to [§17.20\(5\)](#).
 - 2) Residences destroyed by natural disasters or fires in this district may be reproduced using the former dimensions and location subject to design review and §17.20(8).
 - 3) Reproduction of existing residence creating an exact replica of an existing house, including replicating all unique features, materials, and architectural details of the original house, as well as size and volume. The reproduction must match the original in every detail, including design and materials that must be sourced or recreated to ensure authenticity. Intricate elements such as moldings, windows, and other unique characteristics are essential to the reproduction. Reproduction is subject to §17.20(8).

4) **PROHIBITED USES.** Home occupations are not permitted in the PW District.

5) **SPECIAL EXCEPTION REVIEW.**

The provisions of this section, including the setback and lot coverage requirements from [§17.24](#), shall be mandated except in the case of buildings, structures, or public projects along the shoreline that are deemed to be in the greatest interest to the public by a majority of the Plan Committee and a majority of the Village Board, and this exception can occur only through special exception review.

6) **ADDITIONS/MODIFICATIONS TO OR REPLACEMENT OF EXISTING RESIDENCES. "PW DESIGN REVIEW". (Completed by HPC and Plan Committee.)**

a) General requirements:

- i) Footprints in the PW District cannot be modified. Footprints cannot be combined, and no individual structure footprint can be increased.

Or (either or to be discussed by the Committee)

- a) Footprints (*see definition* in §17.09) in the PW District cannot be increased with the following exception: Consideration given to principal structure footprint increases when existing accessory structures are to be removed. The footprint of the accessory structure may be reclaimed and combined with the principal structure, provided there is no increase in the width of the footprint of the residence. No upper level will be allowed over the reclaimed square footage of the accessory structure.
- b) Footprints in the PW District can be modified so long as there is no increase in the width of the residence and no increase in the footprint.

- ii) All projects are subject to applicable floodplain ordinances of the Village and State.

b) Design Criteria.

- i) The style of a new residence in the PW District shall meet the design criteria in §17.26, Historic District, and generally, as a maximum, have the design characteristics of a single-story or one and one-half story house (*see definition* in §17.09).
- ii) Visual impact from the street is to be minimized on all projects occurring in the PW District. The width of any individual structure as measured parallel to State Highway 42 cannot be increased. When the existing landscape is to be modified or replaced, a Landscape Plan is required. The Landscape Plan should not reduce the water view between the buildings.
- iii) From the view of any side of the residence, the number and pitch of the rooflines should be minimized. The overall guiding principle of design is simplicity.
- iv) Any existing House Attachment (*see definition* in §17.09) may be replaced on a new residence, assuming the size is no more than the existing house attachment, and the attachment is a one-for-one replacement, for example, a porch being replaced by a porch but not by a screened or windowed porch.
- v) Outdoor lighting shall be minimized, generally limited to entrance points on all elevations.

c) **Dimensional Standards.**

- 1) All projects are subject to the applicable dimensional standards of [§17.24](#) of the ordinance unless otherwise noted or provided in this section.

	PW
Minimum Lot Size	10,000sq. ft.
Minimum Lot Width	100'
Front Setback Minimum	30'
Side Setback Minimum	15'
Rear Setback Minimum	40'
Maximum Lot Coverage	20%
Min. Building Separation	

- 2) Addition/modification or replacement projects, including existing dimensionally nonconforming structures considered under this section, may apply the existing grandfathered setbacks of the existing structures as the required setback for new work, so long as the new work increases or, at a minimum, does not further encroach on the setbacks in question.
- 3) No structures shall exceed twenty-three feet (23') (reduce?) in height as measured from the crown grade of State Highway 42.
- 4) Other rooftop accessories, which include but are not limited to, spires, belfries, parapet walls, cupolas, domes, flues, vent pipes, chimneys, communication devices, and all other projections are allowed to a maximum of twenty-five feet (25') **or two feet (2") above the highest roofline as measured from grade of the approved peak roof line (maximum twenty-three feet (23') in height as measured from the crown grade of State Highway 42, whichever is lower. (New KN in yellow)**
- 5) Roof pitches less than 6/12 and greater than 12/12 are prohibited.
- 1) A roof pitch for a shed dormer of less than 6/12 may be allowed to a minimum of 3/12 for a maximum of fifteen feet (15') (reduce?) of shed dormer.
 - 2) Roof pitches for house attachments less than 6/12 will be considered.
 - 3) Covered entrances (to be discussed by the Committee).

7) EXCEPTIONS FOR ADDITIONS OR MODIFICATIONS OF EXISTING RESIDENCES IN THE PROTECTED WATERFRONT DISTRICT (PW)

When working with a goal to retain the original residence, exceptions for additions or modifications may be considered by the Plan Committee, so long as the additions or modifications match the original architecture to preserve the special character of the PW District.

8) **REPRODUCTION OF EXISTING RESIDENCES IN THE PROTECTED WATERFRONT DISTRICT**

- a. **HOUSE REPRODUCTION:** A house reproduction is creating an exact replica of an existing house, including replicating all unique features, materials, and architectural details of the original house, as well as size and volume. The reproduction must match the original in every detail, including design and materials that must be sourced or recreated to ensure authenticity. Intricate elements such as moldings, windows, and other unique characteristics are essential to the reproduction.
- b. General Requirements:
- c. Design Criteria
- d. Dimensional Standards

9) **OTHER REQUIREMENTS.**

- a. Special Plan Committee approval shall determine the number of required parking spaces on a case-by-case basis unless the use has a number established under ordinance [§17.15\(9\)](#); parking requirements may be met through a combination of off-street, on-site, and/or dedicated parking spaces within common ways. Pervious surfaces for parking are preferred in this district.
- b. Consideration given to allow for ten percent (10%) additional lot coverage when that area will be used for adding off-street parking.

10) **PERMIT APPLICATION.**

- a. Beyond the normal requirements as outlined in §17.40, an overlay is required showing the footprints of all existing structures, including attachments, with the footprint of all proposed structures and attachments. The measurement in square feet (SF) should be provided for all footprints and attachments, both existing and proposed.
- b. A Landscape Plan is also required when the existing landscape is to be modified or replaced. The Landscape Plan should not reduce the water view between the buildings. The plan shall show all new plantings along with all proposed hardscape and impervious surface. Samples of all hardscape are required, showing material and color.
- c. A Construction Parking Plan is required showing the location of construction and worker vehicles as outlined in §17.40(1).
- d. No Occupancy Permit will be issued until the Village Administrator has inspected all elements of the project for compliance with the approved plans.

17.09 DEFINITIONS.

Except where specifically defined herein, all words used in this chapter shall carry the meanings as defined in Webster's Unabridged 3rd New International Dictionary or a dictionary based upon it. Words used in the plural include the singular. The word "shall" is mandatory.

DECK: A deck on a house is a flat outdoor surface, typically made of wood or composite materials, that is elevated from the ground and often connected to the main building. It serves as an extension of the living area for outdoor activities and relaxation.

FOOTPRINT: The dimensions of a single horizontal plane bounded by the exterior walls of the building expressed in square feet. This is the finished space within the house with walls, floors, and ceilings of materials generally accepted for interior construction, with a ceiling height of at least seven feet (7'). This is a conditioned space where temperature and humidity are controlled throughout the space. Alternatively, an unconditioned space is any space inside a building envelope with no means of regulating temperature and humidity – areas like garages, attics, or crawl spaces. In this case, the interior space conditions approach those of the outdoors. (See §17.24 for attached garage exemptions to this definition.)

HOUSE ATTACHMENT: A house attachment is not part of conditioned living interior space, but is attached to the house.

HOUSE REPRODUCTION: A house reproduction is creating an exact replica of an existing house, including replicating all unique features, materials, and architectural details of the original house, as well as size and volume. The reproduction must match the original in every detail, including design and materials that must be sourced or recreated to ensure authenticity. Intricate elements such as moldings, windows, and other unique characteristics are essential to the reproduction.

ONE AND A HALF STORY HOUSE: A-1/2 STORY HOUSE has a full first floor with full-height interior walls (normally 8 - 10' high) and an upper level that has less floor area than the first floor. The upper level has steeply pitched roofs with gables and dormers (normally with windows). The upper level typically has sloped ceilings with knee walls (normally 5 - 7' high) that define the floor area. These features reduce the floor area on the upper level.

PORCH: A porch on a house is a covered area adjoining an entrance to a house, usually having a separate roof. It serves as a space for people to pause before entering or after exiting a building, or to relax outside. A porch can be open or enclosed by screens or windows.

17.20 PROTECTED WATERFRONT (PW) DISTRICT.

- 1) **INTENT.** Recognizing that the open shoreline is one of Ephraim's most distinctive features, the intent of this ordinance is to provide for as much open viewing space along our shoreline as possible. As an important contributing component of the Ephraim Historic District Ordinance [§17.26](#), owners of residences in the Protected Waterfront "PW" District are encouraged to use and maintain their existing residences. Since most of the residential buildings in this area are sited on small non-conforming lots that would otherwise prohibit the erection of such structures under the existing ordinance unless otherwise noted or provided for in this section, structures shall be restricted to those in existence as of January 1, 1998.
- 2) **PERMITTED USES.**
 - a) Park and open spaces, provided that any proposed structural elements are given conditional use approval.
 - b) Beaches provided that any proposed structural elements are given conditional use approval.
- 3) **CONDITIONAL USES.**
 - a) On parcels where there is not a residence:
 - 1) Dockage and launching;
 - 2) Boat and related rentals;
 - 3) Sale of marine fuel and accessories for marine use only;
 - 4) New structures necessary for permitted uses in the district, including bathrooms.
 - 5) Non-profit organizations on village-owned property. Sales within such shall be subject to any existing lease or other agreements with the village. In the event, that no such agreement speaking to sales exists, the Village of Ephraim Planning Committee, through Conditional Use review, shall oversee and have final approval over any such sales area. This review will include, but is not limited to, the type of merchandise sold, and the total amount of display area the merchandise will envelop.
 - b) On parcels where there is a residence:
 - 1) Additions/modifications to or replacement of existing residences. Subject to [§17.20\(5\)](#).
 - 2) Residences destroyed by natural disasters or fires in this district may be replaced using the former dimensions and location.
- 4) **SPECIAL EXCEPTION REVIEW.**
The provisions of this section including the setback and lot coverage requirements from [§17.24](#) shall be mandated except in the case of buildings, structures, or public projects along the shoreline that are deemed to be in the greatest interest to the public by a majority of the Plan Committee and a majority of the Village Board, and this exception can occur only through special exception review.
- 5) **ADDITIONS/MODIFICATIONS TO OR REPLACEMENT OF EXISTING RESIDENCES. "PW DESIGN REVIEW". (Completed by HPC and Plan Committee.)**
 - a) General requirements:

- 1) Addition/modification or replacement projects including existing dimensionally nonconforming structures considered under this section may apply the existing grandfathered setbacks of the existing structures as the required setback for new work so long as the new work increases or at minimum does not further encroach on the setbacks in question.
- 2) Footprints in the PW District can be modified, but increases to the total footprint of individual structures within the district are prohibited.
- 3) All projects are subject to the applicable dimensional standards of [§17.24](#) of the ordinance unless otherwise noted or provided in this section.
- 4) All projects are subject to applicable floodplain ordinances of the Village and State.

b) Design Criteria:

- 1) All projects shall incorporate a design that is in keeping with the character of the Village Historic District and the language of the Historic District Ordinance [§17.26](#).
- 2) Visual impact from the street is to be minimized on all projects occurring in the PW District.
- 3) No structures shall exceed twenty-three feet (23') in height as measured from the crown grade of State Highway 42.
- 4) ~~Only chimneys shall be allowed up to two feet (2') above the approved peak roof line.~~
- 5) ~~Primary roof pitches less than 6/12 or more than 12/12 are prohibited.~~
- 4) ~~Only chimneys shall be allowed up to two feet (2') above the approved peak roof line.~~ ***Other rooftop accessories including but not limited to, such as spires, belfries, parapet walls, cupolas, domes, flues, vent pipes, chimneys, communication devices, and all other projections are allowed to a maximum of twenty-five feet (25') from grade the approved peak roof line (maximum twenty three feet (23') in height as measured from the crown grade of State Highway 42. Such rooftop accessories may exceed the twenty-five feet (25') maximum by Planning Committee approval via special exception review.***
- 5) Primary roof pitches less than 6/12 or more than 12/12 are prohibited.

6) **OTHER REQUIREMENTS.** Up to fifty percent (50%) of the total roof pitch square footage can be made up of dormers that may be less than 6/12, but in no case may be less than 3/12.

- a) Special Plan Committee approval shall determine the number of required parking spaces on a case-by-case basis unless the use has a number established under ordinance [§17.15\(9\)](#); parking requirements may be met through a combination of off-street, on-site, and/or dedicated parking spaces within common ways. Pervious surfaces for parking are preferred in this district.
- b) Consideration given to allow for ten percent (10%) additional lot coverage when that area will be used for adding off-street parking.

7) **DIMENSIONAL STANDARDS.** See ordinance [§17.24](#)

8) **PROHIBITED USES.** Home occupations are not permitted in the PW District.