

ORDINANCE NO. 2023-2
TOWN OF RIVER FALLS

An ordinance to amend Section 17.065 of the general code of ordinances of the Town of River Falls.

WHEREAS, the Town Board of the Town of River Falls has been authorized to exercise Village powers, and the power to exercise zoning authority, by its electors at annual or special meeting held for that purpose;

WHEREAS, the Town Plan Commission, upon due and proper notice, has met and conducted public Hearing concerning recommendation of the adoption of the within changes to Section 17.065, and the Plan Commission unanimously recommended said changes;

NOW THEREFORE, Town Board of the Town of River Falls does hereby ordain as follows:

Section 1. The sentence contained in Section 17.065(6)(b) is hereby moved to the end of Section 17.065(6)(a).

Section 2. Section 17.065(b) is hereby recreated to read as follows:

(b) Maximum Residential Density.

(1) Official density map. Allowable residential density will be recorded on an official maximum residential density map kept on file in the Town Hall by the Zoning Administrator. The number of residential sites created shall be noted on the map.

(2) Applicability. Maximum residential density shall apply to the creation of residential lots in A-2 Ag. Residential.

(3) Number of residential lots. Parcels of land existing on the effective date of this Chapter shall not be divided into residential sites which exceed the allowable number of sites per 40 acres or portion thereof.

a. Calculation. The allowable number of residential lots shall be calculated by multiplying the size of the tract in acres by the maximum residential density per 40 acres. (Example: A parcel of 26 acres in the A-2 District results in $26 \times 4/40$)

b. Rounding. Any fractional lot resulting from the calculation in 17.065(6)(b)(3)a which is least .55 shall be rounded up to the next whole number. Therefore in the above (3)a example the result would be 3 allowable lots.

- c. Wetlands. Wetland acreage, as shown on the Wisconsin Wetland Inventory Maps, may count toward parcel size, except that wetlands shall not count for more than 25% of parcel size, and all building sites shall be located outside of the wetlands.
- d. Existing residences. Any residence which exists on the tract of land to be divided shall count against the maximum residential density allowed. This shall not apply to a second farm residence which is located on the same lot as the principal farm residence.
- e. Minimum lot size. No lot or building site shall be created which does not meet the minimum lot area requirements of this Chapter.
- f. Transfer of allowable density. The transfer of allowable density from one parcel to a contiguous parcel under the same ownership is permitted. Such transfer may also be across a public or private road to a parcel under the same ownership which has opposite frontage.
- g. All lots to contain allowance for residential use. No parcel shall be created which does not carry with it the allowance for at least one dwelling unit under the maximum density calculation unless such parcel is permanently deed restricted to nonresidential use.

Section 3. This Ordinance shall take affect upon passage and publication.

Passed and adopted this 15th day of May, 2023.

TOWN OF RIVER FALLS

By: *Diana H. Smith*
Diana Smith, Town Chair

Attest: *Sarah Meyer*
Sarah Meyer, Town Clerk

I, the undersigned Town Clerk, hereby certify the foregoing Ordinance was posted in the following three public places in the Town of River Falls on May 15, 2023.

Town Hall

Town Shop

Halverson Park

This Ordinance was also posted on the Town of River Falls website.

Sarah Meyer
Sarah Meyer, Town Clerk