

**Village of Chenequa**  
**ORDINANCE NO. 2025 – 02-10-01**

**AN ORDINANCE CREATING SECTION 6.5(6) OF THE CHENEQUA VILLAGE CODE  
CREATING REQUIREMENTS FOR ACCESSORY BUILDINGS AND STRUCTURES  
AND AMENDING AND RESTATING SECTION 6.3 OF THE CHENEQUA VILLAGE  
CODE TO CREATE AND AMEND CERTAIN DEFINITIONS**

**WHEREAS**, the Village Board finds and determines that the establishment of ordinance provisions regulating the construction of accessory buildings and structures is necessary and appropriate to further the public health, safety and welfare, to protect the ecology of the Village, and to preserve the rustic character of the Village; and

**WHEREAS**, the Village Board further finds and determines that it is necessary and appropriate to amend and restate Section 6.3 to amend the definitions for “Accessory Building” and “Building” and to create definitions for “Accessory Shed,” “Landscape Materials” and “Screen” in the forms set forth on Exhibit A.

**NOW THEREFORE, BE IT ORDAINED**, that Section 6.5(6) of the Village Code is hereby created as follows:

“6.5

(6) Accessory Building and Structure Requirements

(a) Lot Abutting Lake – Location.

(i) No accessory building shall be erected, modified or moved on any lot abutting a lake so that it is located between the shoreline buffer zone and the nearest point of the principal structure or any projection thereof, except that:

A. An accessory building may be erected, modified or moved on any lot abutting a lake between the shoreline buffer zone and the nearest point of the principal structure or any projection thereof if the nearest point of such accessory building is at least two hundred twenty-five (225) feet beyond the shoreline buffer zone.

(b) Lot Abutting Lake – All Other Structures – Location.

(i) Accessory structures which are not accessory buildings may be erected, modified or moved on any lot abutting a lake at any location meeting applicable setback requirements; including, between the shoreline buffer zone and the nearest point of the principal structure or any projection thereof; provided, however, that accessory sheds

between the shoreline buffer zone and the nearest point of any principal structure or projection thereof shall be screened with landscape materials so that no more than twenty (20) percent of the lake elevation of the accessory shed is visible from the lake or an adjoining lot during the summer months.

(c) Accessory Buildings – Maximum Footprint.

- (i) The maximum footprint of all accessory buildings erected, modified or moved on any lot shall not exceed two (2) percent % of the total lot area.

(d) Accessory Buildings – Maximum Number.

<u>Lot Area</u>	<u>Number of Accessory Buildings</u>
2.5 acres or less	2
2.5 but less than 7 acres	3
7 acres or more	4

(e) Appeals.

- (i) Appeals from any decision of the Village Administrator or Village Zoning Administrator may be taken to the Board of Appeals by any person aggrieved, or by an officer, department or bureau of the Village under Section 6.13 of the Village Code. Notwithstanding the foregoing, an application to construct an accessory building or an accessory structure outside of the shoreline buffer zone but at a location not permitted by this section shall be considered by the Village Board using the standards, requirements and procedures under Section 6.20 of the Village Code applicable to Conditional Uses.”

**AND, BE IT FURTHER ORDAINED,** that the new and revised definitions set forth on Exhibit A are hereby approved and adopted and that the Village Clerk is hereby authorized and directed to insert such new and revised definitions into the appropriate positions in Section 6.3 of the Village Code.

Adopted this 10 day of February 2025.

VILLAGE OF CHENEQUA

BY: Jo Ann Villavicencio  
Jo Ann Villavicencio  
Village President

ATTEST:

Deanna Braunschweig  
Deanna Braunschweig  
Village Clerk - Treasurer

Date Adopted: February 10, 2025  
Date Published: Posted February 10, 2025  
Effective Date: February 11, 2025

## EXHIBIT A

### **Definitions: (New and Revised)**

Accessory Building: A fully enclosed accessory structure having a roof and walls.

Accessory Shed: An accessory building of not more than one hundred (100) square feet in floor area and not more than twelve (12) feet in height, without plumbing other than a single hose bibb. An accessory shed shall not be considered an accessory building.

Building: A fully enclosed structure having a roof and walls.

Landscape Materials: Living trees, shrubs, ground cover and other similar natural and decorative features but not including fences or walls.

Screen: A setback or open space with a fence, wall or landscaping that provides a visual barrier between uses, lots or parcels.