

SECTION 2.0 – GENERAL PROVISIONS

2.1 Jurisdiction

The jurisdiction of this Chapter shall include all structures, lands, and waters within the Town.

2.2 Compliance

No structure, land, or water shall hereafter be used without full compliance with the provisions of this Chapter and all other applicable local, county, and state regulations.

2.3 Use Restrictions

The following use restrictions and regulations shall apply:

- (1) Permitted Uses. Only those principal uses specified, their essential services, and uses listed in paragraphs (2)-(5) below shall be permitted in each district.
 - (2) Accessory Uses and structures are permitted in any district but not until the principal structure is present or under construction. Residential accessory uses shall not involve the conduct of any business, trade, or industry unless a conditional use is authorized under this Chapter.
 - (3) Conditional Uses and their accessory uses are considered as special uses requiring review, public hearing, and approval by the Planning & Zoning Committee and issuance of a conditional use permit in accordance with Section 5 of this Chapter.
 - (4) Unclassified or Unspecified Uses may be considered and utilized as a permitted or conditional use as determined by the Planning & Zoning Committee, provided that such uses are similar in character and impact to the principal uses permitted in the district. This provision shall not apply for uses in Agricultural District One (A-1) or Transitional Agricultural District One (A-1a).
- (Amended by Ordinance 121807)
- (5) Temporary Uses, such as real estate sales field offices or shelters for materials and equipment being used in the construction of a permanent structure, may be permitted by the Planning & Zoning Committee for a period not to exceed one (1) Year.
 - (6) Performance Standards. Performance standards listed in this Chapter shall apply to all uses in all districts unless otherwise specified in this Chapter.

- (7) Soil Restrictions. Certain soil types in the Township, as shown on the operational soil survey maps prepared by the U.S. Department of Agriculture, Soil Conservation Service, have severe or very severe limitations for on-site soil absorption sewage disposal facilities because of one or more of the following reasons: High or fluctuating water table, flooding, groundwater contamination, silting, slow permeability, steep slopes, or proximity to bedrock. The Rock County Standard Soils Survey prepared by the U.S. Soil Conservation Service is hereby adopted by reference as a determining factor in land use decisions. When a question arises as to the accuracy of a soil mapping unit, an intensive soil survey of the site in question shall be requested from the Rock County Sanitarian and/or a Soil Scientist from the Soil Conservation Service by either the Township or the applicant.

2.4 Penalties

Any person, firm, or corporation who violates or fails to comply with the provisions of this Chapter shall, upon conviction thereof, forfeit not less than \$100 nor more than \$5000, together with the costs of prosecution, for each violation. Each day a violation exists or continues shall constitute a separate offense.

[As of January 5, 2004, the Town Board has established a penalty of \$150 for violations of the Zoning Ordinance. Addition of the required assessments brings the total deposit required to \$207 per day. See Chapter 5.]

2.5 Violations

It shall be unlawful to construct or use any structure, land, or water in violation of any of the provisions of this Chapter. In case of any violation, the Town Board, the Zoning Officer, the Planning & Zoning Committee, or any neighboring property owner who would be specifically damaged by such violation may institute an appropriate action or proceeding to enjoin a violation of this Chapter or cause a structure to be vacated or removed.

2.6 Civil Enforcement

Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation, or to prevent illegal occupancy of a building, structure or premises, and these remedies shall be in addition to the Penalties described above.