

ZONING ORDINANCE

CHAPTER 10 OF THE CODE OF GENERAL ORDINANCES OF THE TOWN OF GROVER, MARINETTE COUNTY, WISCONSIN

**Published by Authority of the Board of Supervisors
Town of Grover, Marinette County, Wisconsin**

Adopted July 8, 2004 with Effective Date of July 29, 2004

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SECTION 10.0100 INTRODUCTION

10.0101 AUTHORITY

The Town of Grover pursuant to the authority granted by Sections 60.22(3), 60.62, 61.35, and 62.23(7) and other relevant provisions of the Wisconsin Statutes and amendments thereto, do ordain as follows:

10.0102 TITLE

This Ordinance shall be referred to or cited as the “ZONING ORDINANCE, TOWN OF GROVER, MARINETTE COUNTY, WISCONSIN” and is hereafter referred to as the “Ordinance”.

10.0103 PURPOSE

The purpose of this Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics, and general welfare of the Town of Grover, Marinette County, Wisconsin.

10.0104 INTENT

It is the general intent of this Ordinance to regulate and restrict the use of all structures, lands and waters; and to:

- A. Regulate Lot Coverage and the size and location of all structures so as to prevent overcrowding and to provide adequate sunlight, air, sanitation, and drainage;
- B. Regulate Population Density and Distribution so as to avoid sprawl or undue concentration and to facilitate the provision of adequate public service and utilities;
- C. Regulate Parking, Loading and Access so as to lessen congestion in and promote the safety and efficiency of streets and highways;
- D. Secure Safety from fire, pollution, contamination and other dangers;
- E. Stabilize and Protect existing and potential property values;
- F. Preserve and Protect the beauty of the Town of Grover;
- G. Prevent and Control Erosion, sedimentation, and other pollution of the surface and subsurface waters;
- H. Further the Maintenance of safe and healthful water conditions;
- I. Provide for and Protect a variety of suitable commercial and industrial sites;
- J. Protect the traffic-carrying capacity of existing and proposed arterial roads and highways;

- K. Implement those town, county, watershed, and regional comprehensive plans or components of such plans adopted by the Town of Grover, Marinette County; and
- L. Provide for the administration and enforcement of this Ordinance and provide penalties for the violation of this Ordinance.

10.0105 ABROGATION AND GREATER RESTRICTIONS

It is not intended by this Ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, ordinances, rules, regulations, or permits previously adopted or issued pursuant to law. However, wherever this Ordinance imposes greater restrictions, the provisions of this Ordinance shall govern.

10.0106 INTERPRETATION

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the Town and shall not be construed to be a limitation or repeal of any other power now possessed by the Town of Grover, Marinette County.

10.0107 SEVERABILITY

- A. If any Section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.
- B. If Any Application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment.

10.0108 REPEAL

All other ordinances or parts of ordinances of the Town of Grover, Marinette County, inconsistent or conflicting with this Ordinance, to the extent of the inconsistency only, are hereby repealed.

SECTION 10.0200 GENERAL PROVISIONS

10.0201 JURISDICTION

The jurisdiction of this Ordinance shall apply to all structures, lands, water, and air within the unincorporated limits of the Town of Grover, Marinette County.

10.0202 COMPLIANCE

- A. No Structure, Land, Water, or Air shall hereafter be used and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered except in conformity with the regulations herein specified for the district in which it is located.
- B. The Duty of the Zoning Administrator shall be to interpret and administer this Ordinance. The Zoning Administrator shall issue, after review, all permits required by this Ordinance and shall maintain records of all permits issued. The Zoning Administrator shall investigate all complaints, give notice of violations, issue orders to comply with the zoning ordinance, issue citations for the violation of this Ordinance and assist the town attorney in the prosecution of ordinance violators. The Zoning Administrator and his duly appointed deputies may enter at any reasonable time onto any public or private lands or waters to make a zoning inspection.

10.0203 ZONING/BUILDING PERMIT REQUIRED

No structure shall hereafter be located, erected, moved, reconstructed, extended, enlarged, or structurally altered until after the owner or his agent has secured a Zoning/Building Permit from the Zoning Administrator. Applications for Zoning/Building Permit shall be made to the Zoning Administrator on forms furnished by the Zoning Administrator and shall include the following where applicable:

- A. Name and Addresses of the applicant, owner of the site, architect, professional engineer, and contractor.
- B. Description of the Subject Site by lot, block and recorded subdivision, or metes and bounds; address of the subject site; type of structure; existing and proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site lies.
- C. Plat of Survey or parcel of record prepared by a registered land surveyor showing the location, boundaries, dimensions, uses, and sizes of the following: subject site; existing and proposed structures; existing and proposed easements, streets, and other public ways; off street parking, loading areas and drive-ways; existing highway access restrictions; and existing and proposed street, side, and rear yards.
- D. Proposed Sewage Disposal Plan, In any district where public sewerage service is not available, the width and area of all lots shall be sufficient to permit the use of

a private onsite waste treatment system designed in accordance with Chapter Comm 83 and Comm 85 of the Wisconsin Administrative Code, and other applicable laws and regulations.

- E. Proposed Water Supply Plan, In any district where municipal water treatment system is not available, the width and area of all lots shall be sufficient to permit the use of a private water system designed in accordance with all Town ordinances, Chapter NR 812 of the Wisconsin Administrative Code, and other applicable laws and regulations.
- F. Condominium Declaration. Any developer of land in the Town of Grover who elects to create a condominium pursuant to Chapter 703 of the Wisconsin Statutes shall submit a copy of the Condominium Declaration, and any amendment thereto, to the Zoning Administrator to be attached to the file copy of the Zoning/Building Permit application.
- G. Additional Information as may be required by the Town Plan Commission, or Zoning Administrator.
- H. A Zoning/Building Permit shall be granted or denied in writing by the Zoning Administrator within 30 days after application. All conditional use permits shall be granted or denied within 60 days after application, unless the time is extended by mutual consent of the applicant and the Town. The permit shall expire within six (6) months unless substantial work has commenced, and within 18 months if the structure for which the permit was issued is not substantially completed. Any permit issued in conflict with the provisions of this Ordinance shall be null and void.
- I. The Zoning/Building Permit shall be recorded by the appropriate town official and placed on file with a new fire number recorded on the official town fire map.

10.0204 CONDITIONAL USE PERMIT REQUIRED

See Section 10.0500.

10.0205 SIGN PERMIT REQUIRED

See Section 10.0700.

10.0206 TEMPORARY USES

See Section 10.0511.

10.0207 OTHER PERMITS

It is the responsibility of the permit applicant to secure all other necessary permits required by any state, federal, or county agency. This includes, but is not limited to a floodplain or shoreland/wetland permit pursuant to the Marinette County Floodplain Ordinance and the Marinette County Shoreland and Wetland Zoning Ordinance, a sanitary permit pursuant to the Marinette County Private Sewage System Ordinance, division of lands pursuant to the Marinette County Land Division and Subdivision Regulations, a reclamation permit pursuant to the Marinette County Non Metallic Mining Reclamation Ordinance and NR 135, a water use permit pursuant to Chapter 30 of the Wisconsin Statutes, Runoff Management and Construction Site Erosion Control pursuant to NR 151 and NR 152 respectively, Animal Feeding Operations pursuant to NR 243, Storm Water Discharge pursuant to NR 216, or a wetland fill permit pursuant to Section 404 of the Federal Water Pollution Act and/or a Water Quality Certification from the Wisconsin Department of Natural Resources.

10.0208 MARINETTE COUNTY SHORELAND WETLAND AND FLOODPLAIN ZONING REGULATIONS

The Town recognizes that Marinette County has adopted a Shoreland Wetland Zoning Ordinance and a Floodplain Zoning Ordinance in compliance with Wisconsin Statutes. Accordingly, the Zoning Administrator for the Town of Grover shall refer to Marinette County all applicants seeking Zoning/Building Permits for structures or uses which are proposed to be located or conducted within the shoreland/wetland or floodplain area subject to County regulations. If the Zoning Administrator determines that any Town Zoning/Building Permit is required for such project, the permit shall not be issued until the county permit has been issued. In a situation where the Town and County regulations conflict, the more restrictive regulations shall apply.

10.0209 EROSION CONTROL

The Town of Grover finds that runoff from construction sites may carry a significant amount of sediment and other pollutants to the waters of this state and the waters of the Town of Grover.

It is the purpose of this Section to preserve natural resources; to protect the quality of the waters of the state and the Town of Grover; and to protect and promote the health, safety, and general welfare of the people of the Town of Grover, to the extent practicable, by minimizing the amount of sediment and other pollutants carried by runoff or discharged from construction sites to lakes, streams, and wetlands.

Accordingly, no construction site activity shall discharge sediment and other pollutants to lakes, streams, wetlands, or adjoining properties so as to exceed or contribute to the exceeding of minimum standards set forth in applicable state or county regulations or equivalent programs including, but not limited to, Department of Commerce Uniform Dwelling Code and Commercial Building Code provisions contained within Comm. Chapter 21; Comm. Chapters 60 to Chapter 65; Comm. Chapter 101; and, Department of Natural Resources NR 216 of the Wisconsin Administrative Code.

10.0210 SITE RESTRICTIONS

No land shall be used or structure erected where the land is unsuitable for such use or structure by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of this community. The Town of Grover Plan Commission, in applying the provisions of this Section, shall in writing recite the particular facts upon which they base their conclusion that the land is not suitable for certain uses. The applicant shall have an opportunity to present evidence contesting such unsuitability if so desired. Thereafter the Town Plan Commission may affirm, modify, or withdraw the determination of unsuitability.

- A. Private Sewer and Water. In any district where public sewerage service is not available, the width and area of all lots shall be sufficient to permit the use of a private onsite waste treatment system designed in accordance with Chapters Comm 83 and Comm 85 of the Wisconsin Administrative Code.
- B. Public Access. No Zoning/Building Permit shall be issued for construction unless the main body of the lot upon which the building or structure is to be erected fronts on a public street for a distance of at least 200 feet, except as provided for by Section 10.0807 EXISTING SUBSTANDARD LOTS.
- C. All Structures shall be located on a lot; and in single-family and two-family residential districts, only one principal structure shall be located, erected, or moved onto a lot. The Town Plan Commission may permit more than one structure per lot in other districts where more than one structure is needed for the orderly development of the parcel. Where additional structures are permitted, the Plan Commission may impose additional yard requirements, landscaping requirements, parking requirements, or require a minimum separation distance between principal structures.
- D. Lots Abutting More Restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting district. The street yards on the less restrictive district shall be modified for a distance of not more than 60 feet from the district boundary line so as to equal the average of the street yards required in both districts.

10.0211 SITE PLAN REVIEW AND ARCHITECTURAL CONTROL

See Section 10.1000.

10.0212 USE RESTRICTIONS

The following use restrictions and regulations shall apply:

- A. **Principal Uses.** Only those principal uses specified for a district, their essential services, and the following uses listed in this Section shall be permitted in that district.
- B. **Accessory Uses** and structures are permitted in any district, subject to the requirements of Section 10.0803 of this Ordinance. Residential accessory uses shall not involve the conduct of any business, trade, or industry except home occupations, home industries and professional home offices as defined in this Ordinance.
- C. **Conditional Uses** and their accessory uses are considered as special uses requiring review, public hearing, and approval by the Plan Commission in accordance with Section 10.0500 of this Ordinance.
- D. **Unclassified or Unspecified Uses** may be permitted by the Plan Commission after review and public hearing provided that such uses are similar in character to the principal uses permitted in the district.
- E. **Temporary Uses**, such as real estate sales or rental field offices or shelters for materials and equipment being used in the construction of a permanent structure, may be permitted for a period of up to one year by the Plan Commission. Temporary use permits may be renewed if the Plan Commission deems such renewal appropriate. Additional temporary conditional use permits are set forth in Section 10.0511 of this Ordinance and may be permitted as set forth in that Section.
- F. **The Accumulation, Storage or Parking** of farm, construction, or building equipment, trucks, tractors, semi-trailers, more than three (3) disassembled, dismantled, junked, wrecked, inoperable, or unlicensed vehicles, refrigerators, furnaces, washing machines, stoves, machinery or parts thereof, wood, brick, concrete block, or other unsightly debris which may tend to depreciate property values in the area or create a nuisance or hazard shall not be permitted on any lot or parcel of land within the Town of Grover, except within a permitted salvage yard operated under a Conditional Use Permit, or elsewhere if completely housed and out of public view, or in accordance with Section 10.0604 of this Ordinance.
- G. **A Temporary Mobile Home** may be permitted in any district by the Zoning Administrator as temporary or emergency shelter. Emergencies justifying the placement of a mobile home shall include destruction of the permanent home on a lot by wind, fire, or other disaster. A temporary or emergency mobile home permit may be issued for a period of one year and may be renewed for one six-month period. In authorizing the temporary use permit, the Zoning Administrator shall require that the mobile home be oriented in a manner that is compatible with adjacent land uses. Appropriate landscape screening may also

be required.

10.0213 REDUCTION OR JOINT USE

No lot, yard, parking area, building area, or other space shall be reduced in area or dimensions so as not to meet the provisions of this Ordinance. No part of any lot, yard, parking area, or other space required for a structure or use shall be used for any other structure or use.

10.0214 PERMIT FEES

All persons, firms, or corporations performing work which by this Ordinance requires the issuance of a permit shall pay a fee for such permit to the Zoning Administrator to help defray the cost of administration, investigation, advertising, and processing of permits and variances. A fee shall also be required for a zoning text or map amendment, and a zoning appeal or variance. All fees shall be established by separate resolution by the Town Board, which may be amended and revised from time to time as deemed appropriate.

10.0215 DOUBLE FEE

A Double Fee shall be charged by the Town Zoning Administrator if work is started before a permit is applied for and issued. Such double fee shall not release the applicant from full compliance with this Ordinance nor from prosecution for violation of this Ordinance.

10.0216 VIOLATIONS

It shall be unlawful to construct or use any structure, land, or water in violation of any of the provisions of this Ordinance. Failure to secure the necessary permits prior to commencing construction shall also constitute a violation. In the case of any violation, the Town Board of Supervisors, the Zoning Administrator, the Town Plan Commission, or any property owner who would be specifically damaged by such violation may institute appropriate action or proceeding to enjoin a violation of this Ordinance. Violations may be enforced in Marinette County Circuit Court by a citation issued by the Zoning Administrator, law enforcement officer empowered to act in the Town of Grover, the Town Constable, or any other designated Town of Grover official authorized by the Town Board.

10.0217 REMEDIAL ACTION

Whenever an order of the Zoning Administrator has not been complied with within 30 days after written notice has been mailed to the owner, resident agent, or occupant of the premises, the Town Board, the Zoning Administrator, or the Town Attorney may institute appropriate legal action or proceedings to prohibit such owner, agent, or occupant from using such structure, land, or water.

10.0218 PENALTIES

Any person, firm, or corporation who fails to comply with the provisions of this Ordinance shall, upon conviction thereof, forfeit not less than \$10 nor more than \$1,000 and costs of prosecution for each violation and in default of payment of such forfeiture and costs shall be imprisoned in the County Jail until payment thereof, but not exceeding 30 days. Each day a violation exists or continues shall constitute a separate offense. Violations may be enforced in Marinette County Circuit Court by a citation issued by the Zoning Administrator, law enforcement officer empowered to act in the Town of Grover, the Town Constable, or any other designated Town of Grover official authorized by the Town Board.

SECTION 10.0300 ZONING DISTRICTS

10.0301 ESTABLISHMENT

- A. For the Purpose of this Ordinance, the Town of Grover is hereby divided into the following Zoning Districts:
 - A-1 Agricultural/Rural Residential District
 - R-1 Single-Family Residential District
 - R-2 Single Family and Two Family Residential District
 - R-3 Multi-Family Residential District
 - B-1 Mixed Use Commercial Business District
 - B-2 Highway Commercial Business District
 - M-1 Limited Manufacturing District
 - M-2 General Manufacturing District
 - Q-1 Quarrying District
 - I-1 Institutional District
 - P-1 Park District

- B. Boundaries of These Districts are hereby established as shown on the Map entitled “Zoning Map - Town of Grover, Marinette County, Wisconsin”, which accompanies this Ordinance and is herein made a part of this Ordinance. Such boundaries shall be construed to follow: corporate limits; U. S. Public Land Survey lines; lot or property lines; centerlines of streets, highways, alleys, easements, and railroad rights-of-way or such lines extended; unless otherwise noted on the Zoning Map.

- C. Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.

10.0302 ZONING MAP

A certified copy of the Zoning Map shall be adopted and approved with the text as part of this Ordinance and shall bear upon its face the attestation of the Town Chairperson and Town Clerk and shall be available to the public in the office of the Town Clerk. Amendments to the Zoning Map shall take effect upon adoption by the Town Board, and the filing of proof of posting or publication thereof in the office of the Town Clerk. It shall be the duty of the Town Clerk to enter all Zoning Map amendments upon the certified copy of the Zoning Map and certify the same.

10.0303 A-1 AGRICULTURAL/RURAL RESIDENTIAL DISTRICT

The A-1 Agricultural/Rural Residential District is intended to provide for, maintain, preserve, and enhance agricultural lands historically utilized for dairy farming, crop production and raising of livestock. The district is further intended to accommodate both large and small farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agricultural-related activity.

A. Principal Uses

1. Apiculture (beekeeping).
2. Circular driveways.
3. Community living arrangements, community-based residential facilities (CBRF) which have a capacity for 8 or fewer persons, and foster family homes, subject to the limitations set forth in Section 60.63 of the Wisconsin Statutes.
4. Dairy farming, and keeping and raising of domestic stock for agribusiness, breeding, recreation or show.
5. Essential services.
6. Family day care homes.
7. Fish hatcheries and fish farming.
8. Feedlots and poultry operations except “large animal feeding operations” as defined by Chapter NR 243 of the Wisconsin Administrative Code.
9. Floriculture and plant nurseries, including wholesale greenhouses.
10. General farm buildings including barns, silos, sheds, and storage bins.
11. Raising of grain, grass, mint, seed crops, tree fruits, nuts, berries, grapes, vegetables, and the harvesting of syrup.
12. Single-family and two family dwellings on traditional lots.
13. Sod farming.

B. Accessory Uses

1. Forest and game management.
2. Home occupations and professional home offices subject to the requirements of Section 10.0803.G.
3. One roadside stand not exceeding 150 square feet in floor area for farm products produced on the premises.
4. Other accessory structures and uses as specified in Section 10.0803.A through 10.0803 .G.

C. Conditional Uses (Also see Section 10.0500)

1. Accessory uses listed in Section 10.0803.B to be located within a street yard.
2. Airports, airstrips and landing fields.
3. Animal hospitals and veterinary services.
4. Auto body repair, engine repair as a home industry.
5. Bed and breakfast establishments.
6. Commercial boat and recreational vehicle storage.
7. Commercial day cares.
8. Cemeteries.
9. Clinics.
10. Commercial animal raising and boarding, including stables and kennels.
11. Commercial butchering.
12. Community living arrangements with capacity for 9 or more persons, subject to Section 60.63 of the Wisconsin Statutes.
13. Elderly housing.
14. Energy conservation uses.
15. Farm labor housing, including mobile homes.
16. Greenhouses, nurseries, truck farms and orchards, which have retail trade connected with the business.
17. Home industries.
18. Laboratories.
19. "Large animal feeding operations" as defined by Chapter NR 243 of the Wisconsin Administrative Code.
20. Machine shops as a Home Industry.
21. Nursing homes.
22. Processing dairy products, peas, and corn.
23. Public or private schools, colleges, and universities.
24. Radio and television transmission towers.
25. Raising of fur bearing animals.
26. Recreational uses (See Section 10.0509).
27. Religious institutions.
28. Taverns and cocktail lounges.
29. Utilities.
30. Warehousing of agricultural products.

31. Wireless communication facilities.

D. Lot Area and Width

Lots shall have a minimum area of 2.0 acres and provide not less than 87,120 square feet per dwelling unit. Lots shall be not less than 200 feet in width. Corner lots (a lot abutting 2 or more streets at their intersection) shall provide a minimum lot width of not less than 200 feet along each street. Lots located on a cul-de-sac or curve may be reduced to not less than 66 feet in width at the street right-of-way line provided there is at least 200 feet of width at the required building setback line.

E. Building Height and Area

1. Farm structures (barns, sheds, pole buildings, etc.) shall not exceed 70 feet in height.
2. Silos and grain elevators shall not exceed 100 feet in height.
3. Dwellings and non-farm accessory structures shall not exceed 50 feet in height.
4. The total minimum floor area of a one-story dwelling shall be 900 square feet per unit. The total minimum floor area of a two-story dwelling shall be 1,300 square feet with a minimum first floor area of 900 square feet.

F. Yards

1. A minimum street yard (building setback) of 83 feet from the road centerline or 50 feet from the road right-of-way, whichever is greater, shall be required for all unplatted lots.
2. A minimum street yard (building setback) of 83 feet from the road centerline shall be required for all lots within a platted subdivision.
3. There shall be a side yard on each side of all principal and accessory structures. The minimum single side yard shall be 20 feet and there shall be an aggregate side yard of not less than 20 feet.
4. There shall be a rear yard of not less than 20 feet.
5. In the A-1 Agricultural/Rural Residential District, the maximum building coverage (percentage of individual lot) shall not exceed five percent (5%) of the lot.

10.0304 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

The R-1 Single-Family Residential District is intended to provide for single-family development served by private onsite waste treatment systems and private wells. Two-family dwellings may be allowed as a conditional use.

A. Principal Uses

1. Circular driveways.

2. Community living arrangements, community-based residential facilities (CBRF) which have a capacity for 8 or fewer persons, and foster family homes, subject to the limitations set forth in Section 60.63 of the Wisconsin Statutes.
 3. Essential services.
 4. Family day care homes.
 5. Single-family dwellings.
- B. Accessory Uses
1. Kennels for no more than 3 licensed dogs.
 2. Other accessory structures and uses as specified in Section 10.0803.A through 10.0803.G.
- C. Conditional Uses (Also see Section 10.0500)
1. Accessory uses listed in Section 10.0803. B to be located within a street yard.
 2. Clinics.
 3. Community living arrangements with capacity for 9 or more persons, subject to Section 60.63 of the Wisconsin Statutes.
 4. Commercial day cares.
 5. Energy Conservation uses.
 6. Elderly housing.
 7. Home industries.
 8. Nursing homes.
 9. Public, parochial, and private schools.
 10. Religious institutions.
 11. Utilities.
- D. Lot Area and Width
- Lots shall have a minimum area of 2.0 acres and provide not less than 87,120 square feet per dwelling unit. Lots shall be not less than 200 feet in width. Corner lots (a lot abutting 2 or more streets at their intersection) shall provide a minimum lot width of not less than 200 feet along each street. Lots located on a cul-de-sac or curve may be reduced to not less than 66 feet in width at the street right-of-way line provided there is at least 200 feet of width at the required building setback line.
- E. Building Height and Area
1. No building or parts of a building shall exceed 50 feet in height.

2. The total minimum floor area of a one-story dwelling shall be 900 square feet per unit. The total minimum floor area of a two-story dwelling shall be 1,300 square feet with a minimum first floor area of 900 square feet.

F. Yards

1. A minimum street yard (building setback) of 83 feet from the road centerline or 50 feet from the road right-of-way, whichever is greater, shall be required for all unplatted lots.
2. A minimum street yard (building setback) of 83 feet from the road centerline shall be required for all lots within a platted subdivision.
3. There shall be a side yard on each side of all principal and accessory structures. The minimum single side yard shall be 20 feet and there shall be an aggregate side yard of not less than 20 feet.
4. There shall be a rear yard of not less than 20 feet.

10.0305 R-2 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT

The R-2 Single Family and Two-Family Residential District is intended to provide for single-family and two-family development served by private onsite waste treatment systems and private wells.

A. Principal Uses

1. Circular driveways.
2. Community living arrangements, community-based residential facilities (CBRF) which have a capacity for 8 or fewer persons, and foster family homes, subject to the limitations set forth in Section 60.63 of the Wisconsin Statutes.
3. Single-family dwellings.
4. Two-family dwellings
5. Essential services.
6. Family day care homes.

B. Accessory Uses

1. Kennels for no more than 3 licensed dogs.
2. Other accessory structures and uses as specified in Section 10.0803.A through 10.0803.G.

C. Conditional Uses (Also see Section 10.0500)

1. Accessory uses listed in Section 10.0803.B to be located within a street yard.
2. Clinics.
3. Community living arrangements with capacity for 9 or more persons, subject

to Section 60.63 of the Wisconsin Statutes.

4. Commercial day cares.
5. Elderly housing.
6. Energy conservation uses.
7. Home industries.
8. Nursing homes.
9. Public, parochial, and private schools, colleges, and universities.
10. Religious institutions.
11. Utilities.

D. Lot Area and Width

Lots shall have a minimum area of 2.0 acres and provide not less than 87,120 square feet per dwelling unit. Lots shall be not less than 200 feet in width. Corner lots (a lot abutting 2 or more streets at their intersection) shall provide a minimum lot width of not less than 200 feet along each street. Lots located on a cul-de-sac or curve may be reduced to not less than 66 feet in width at the street right-of-way line provided there is at least 200 feet of width at the required building setback line.

E. Building Height and Area

1. No building or parts of a building shall exceed 50 feet in height.
2. The total minimum floor area of a one-story dwelling shall be 900 square feet per unit. The total minimum floor area of a two-story dwelling shall be 1,300 square feet with a minimum first floor area of 900 square feet.

F. Yards

1. A minimum street yard (building setback) of 83 feet from the road centerline or 50 feet from the road right-of-way, whichever is greater, shall be required for all unplatted lots.
2. A minimum street yard (building setback) of 83 feet from the road centerline shall be required for all lots within a platted subdivision.
3. There shall be a side yard on each side of all principal and accessory structures. The minimum single side yard shall be 20 feet and there shall be an aggregate side yard of not less than 20 feet.
4. There shall be a rear yard of not less than 20 feet.

10.0306 R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

The R-3 Multi-Family Residential District is intended to provide for multi-family development, where such dwellings are served by a public sanitary sewerage system.

A. Principal Uses

1. Community living arrangements, community-based residential facilities (CBRF) which have a capacity for 15 or fewer persons, and foster family homes, subject to the limitations set forth in Section 60.63 of the Wisconsin Statutes.
2. Essential services.
3. Family day care homes.
4. Multi-family dwellings.
5. Single-family dwellings.
6. Two-family dwellings.

B. Accessory Uses

1. Kennels for no more than 3 licensed dogs.
2. Other accessory structures and uses as specified in Section 10.0803.A through 10.0803.G.

C. Conditional Uses (Also see Section 10.0500)

1. Accessory uses listed in Section 10.0803.B to be located within a street yard.
2. Circular driveways.
3. Community-based residential facilities for 16 or more people, subject to the limitations set forth in Section 60.63 of the Wisconsin Statutes.
4. Energy conservation uses.
5. Home industries.
6. Elderly housing.
7. Manufactured or Mobile home parks (See 10.0506. H.).
8. Nursing homes.
9. Clinics.
10. Commercial day care centers
11. Public or private schools, colleges, and universities.
12. Religious institutions.
13. Utilities.

D. Lot Area and Width

Lots shall have a total minimum area of 2.0 acres and provide not less than 20,000 square feet per dwelling unit. Lots shall be not less than 200 feet in width. Corner lots (a lot abutting 2 or more streets at their intersection) shall provide a minimum lot width of not less than 200 feet along each street. Lots located on a cul-de-sac or curve may be reduced to not less than 66 feet in width at the street right-of-way line provided there is at least 200 feet of width at the required building setback line.

E. Building Height and Area

1. No building or parts of a building shall exceed 50 feet in height.
2. The total minimum floor area of a principal structure shall be 2,000 square feet with a minimum floor area of 500 square feet per dwelling unit.

F. Yards

1. A minimum street yard (building setback) of 83 feet from the road centerline or 50 feet from the road right-of-way, whichever is greater, shall be required.
2. There shall be a side yard on each side of all principal and accessory structures. The minimum single side yard shall be 20 feet and there shall be an aggregate side yard of not less than 20 feet.
3. There shall be a rear yard of not less than 20 feet.

10.0307 B-1 COMMERCIAL BUSINESS DISTRICT

The B-1 Commercial Business District is intended to provide for the orderly and attractive grouping at appropriate locations of businesses offering a wide range of retail products and services. The character, appearance, and operation of such businesses should be compatible with surrounding uses.

A. Principal Uses

1. Animal hospitals and veterinary services.
2. Antique and collectors stores.
3. Art galleries.
4. Bakeries.
5. Bowling alleys.
6. Circular driveways.
7. Clinics.
8. Confectioneries, soda fountains, and ice cream stores.
9. Delicatessens.
10. Electronic equipment sales, service, and repair.
11. Essential services.

12. Financial institutions, including drive-in facilities.
13. Florists.
14. Grocery stores and specialty food stores.
15. Interior decorators.
16. Offices.
17. Motels and hotels.
18. Parking lots and structures.
19. Personal services.
20. Photography and art studios
21. Physical fitness centers
22. Publishing houses.
23. Radio and television broadcast studios, not including transmitting towers.
24. Restaurants, except drive-in restaurants.
25. Retail establishments without outside storage or display of merchandise, not to exceed 50,000 square feet of gross leasable floor area.
26. Self service laundry and dry-cleaning establishments.
27. Taverns and cocktail lounges.
28. Theaters.

B. Accessory Uses.

1. Accessory structures and uses as specified in Section 10.0803.A through 10.0803.F.
2. Garages used for storage of vehicles used in conjunction with the operation of a business.
3. Off-street parking and loading areas.
4. Rental apartments on a non-ground floor provided there is a minimum floor area of 500 square feet for a one-bedroom apartment and 750 square feet for a two-bedroom or larger apartment.

C. Conditional Uses (Also see Section 10.0500)

1. Adult-oriented uses.
2. Drive-in restaurants.
3. Energy conservation uses.
4. Funeral homes and crematoriums.
5. Greenhouses, nurseries, truck farms, and orchards, which have retail trade connected with the business.

6. Elderly housing.
7. Nursing homes.
8. Commercial animal raising and boarding, including stables and kennels.
9. Commercial day care centers.
10. Radio and television transmission towers.
11. Recreational uses (See Section 10.0509).
12. Utilities.
13. Wireless communication facilities.

D. Lot Area and Width

1. Lots shall have a minimum area of 2.0 acres and shall be not less than 200 feet in width. Corner lots shall provide a lot width of not less than 200 feet for each side fronting on a street.
2. Individual business sites in the B-1 District shall provide sufficient area for the principal building and its accessory buildings, off-street parking and loading areas, and required yards.
3. Shopping centers shall contain a minimum area of 5 acres and shall be not less than 300 feet in width.

E. Building Height

No building or parts of a building shall exceed 50 feet in height.

F. Yards

1. A minimum street yard (building setback) of 83 feet from the road centerline or 50 feet from the road right-of-way, whichever is greater, shall be required.
2. There shall be a side yard on each side of all structures not less than 20 feet in width.
3. There shall be a rear yard of not less than 20 feet.

G. Plans and Specifications Pursuant to Section 10.1000 of the Ordinance to be Submitted to Town Plan Commission

To encourage a business environment that is compatible with the rural character of the Town, Zoning/Building Permits for permitted uses in the B-1 Commercial Business District shall not be issued without review and approval of the Town of Grover Plan Commission. Review and approval shall be concerned with general layout, building plans, ingress and egress, parking, loading and unloading, landscaping, and open space utilization.

10.0308 B-2 HIGHWAY COMMERCIAL BUSINESS DISTRICT

The B-2 Highway Commercial Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.

A. Principal Uses

1. Animal hospitals and veterinary services.
2. Antique and collector stores.
3. Automotive sales and service.
4. Bowling alleys.
5. Building supply stores excluding lumber yards.
6. Circular driveways.
7. Clinics.
8. Commercial boat and recreational vehicle storage.
9. Drive in restaurants.
10. Essential services.
11. Financial institutions; including drive-in facilities.
12. Garden centers.
13. Gasoline service stations provided that all service islands and pumps shall meet the setback requirements.
14. Grocery and specialty food stores.
15. Motels and hotels.
16. Offices.
17. Photography and art studios.
18. Physical fitness centers.
19. Restaurants, including drive-in restaurants.
20. Retail establishments.
21. Self-service storage facilities (mini-warehouses) provided that no perishable products may be stored; no flammable or explosive materials may be stored; and no sale of merchandise is conducted from a mini-warehouse.
22. Taverns and cocktail lounges.
23. Theaters.

B. Accessory Uses

1. Accessory structures and uses as specified in Section 10.0803.A through 10.0803.F.
 2. Garages used for storage of vehicles used in conjunction with the operation of a business.
 3. Off-street parking and loading areas.
 4. Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business.
- C. Conditional Uses (Also see Section 10.0500)
1. Commercial animal raising and boarding including stables and kennels.
 2. Commercial day cares.
 3. Drive-in uses.
 4. Energy conservation uses.
 5. Funeral homes and crematoriums.
 6. Greenhouses, nurseries, truck farms, and orchards, which have retail trade connected with the business.
 7. Nursing homes.
 8. Radio and television transmission towers.
 9. Recreational uses (See Section 10.0509).
 10. Utilities.
 11. Wireless communication facilities.
- D. Lot Area and Width
- Lots shall have a minimum area of 2.0 acres and shall be not less than 200 feet in width. Corner lots shall provide a minimum lot width of not less than 200 feet for each side fronting on a street.
- E. Building Height
- No building or parts of a building shall exceed 50 feet in height.
- F. Yards
1. A minimum street yard (building setback) of 83 feet from the road centerline or 50 feet from the road right-of-way, whichever is greater, shall be required.
 2. There shall be a side yard on each side of all structures not less than 20 feet in width.
 3. There shall be a rear yard of not less than 20 feet.
- G. Plans and Specifications Pursuant to Section 10.1000 of the Ordinance to be Submitted to Plan Commission

To encourage a business environment that is compatible with the rural character of the Town, Zoning/Building Permits for permitted uses in the B-2 Highway Commercial Business District shall not be issued without review and approval of the Town of Grover Plan Commission. Review and approval shall be concerned with general layout, building plans, ingress and egress, parking, loading and unloading, landscaping, and open space utilization.

10.0309 M-1 LIMITED MANUFACTURING DISTRICT

The M-1 Limited Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size, which on the basis of actual physical and operational characteristics would not be detrimental to the surrounding area or to the Town as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance, or other similar factors.

A. Principal Uses

1. Custom manufacturing.
2. Commercial greenhouses.
3. Electrotyping and stereotyping.
4. Essential services.
5. Food locker plants.
6. Leather fabrication, not including tanning.
7. Light manufacturing.
8. Machine shops.
9. Pharmaceutical processing.
10. Rice milling.
11. Warehousing.
12. Wholesaling.

B. Accessory Uses

1. Off-street parking and loading areas.
2. Office, storage, power supply, and other uses normally auxiliary to the principal industrial operation.
3. Other accessory structures and uses as specified in Section 10.0803.A through 10.0803.F.

C. Conditional Uses (Also see Section 10.0500)

1. Airports, airstrips, and landing fields.
2. Energy conservation uses.
3. Laboratories.

4. Lumber yards.
5. Public passenger transportation terminals.
6. Radio and television transmission towers.
7. Recreational uses (See Section 10.0509).
8. Truck and other transportation terminals.
9. Utilities.
10. Wireless communication facilities.

D. Lot Area and Width

Lots shall have a minimum area of 2.0 acres and shall be not less than 200 feet in width. Corner lots shall provide a minimum lot width of not less than 200 feet for each side fronting on a street.

E. Building Height

No principal building or parts of a principal building shall exceed 50 feet in height.

F. Yards

1. A minimum street yard (building setback) of 83 feet from the road centerline or 50 feet from the road right-of-way, whichever is greater, shall be required.
2. There shall be a side yard on each side of all structures not less than 20 feet in width.
3. There shall be a rear yard of not less than 20 feet.

G. Plans and Specifications Pursuant to Section 10.1000 of the Ordinance to be Submitted to Plan Commission

To encourage an industrial environment that is compatible with the rural character of the Town, Zoning/Building Permits for permitted uses in the M-1 Limited Manufacturing District shall not be issued without review and approval of the Town of Grover Plan Commission. Said review and approval shall be concerned with general layout, building plans, ingress and egress, parking, loading and unloading, landscaping, and open space utilization.

10.0310 M-2 GENERAL MANUFACTURING DISTRICT

The M-2 General Manufacturing District is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than the M-1 Limited Manufacturing District in those areas where the relationship to surrounding land use would create fewer problems of compatibility. The M-2 District should not normally abut directly upon residential districts.

A. Principal Uses

1. Those uses permitted as principal uses in the M-1 Limited Manufacturing District.
2. Auto body repair, engine repair.
3. Automobile wrecking yard.
4. Coating, engraving, and allied services.
5. Essential services.
6. Heavy manufacturing.
7. Lumber yards.
8. Non-flammable gases and liquids storage, not to exceed 50,000 gallons.
9. Non-hazardous chemical manufacturing, processing, or use.

B. Accessory Uses

1. Garages used for storage of vehicles used in conjunction with the operation of a business.
2. Off-street parking and loading areas.
3. Office, storage, power supply, and other uses normally auxiliary to the principal industrial operation.
4. Other accessory structures and uses as specified in Section 10.0803.A through 10.0803.F.

C. Conditional Uses (Also see Section 10.0500)

1. Airports, airstrips, and landing fields.
2. Animal reduction facilities.
3. Commercial butchering.
4. Energy conservation uses.
5. Laboratories.
6. Landfills, disposal areas, and incinerators.
7. Manufacturing of ammonia, asbestos, asphalt, cement, chlorine, coal tar, creosote, explosives, fertilizer, glue, gypsum, insecticides, lampblack, poison, pulp, pyroxlin, and radium.
8. Processing of dairy products, and vegetables.
9. Processing of ammonia, asbestos, asphalt, cabbage, chlorine, coal tar, creosote, explosives, fertilizer, fish, lampblack, offal, poison, pulp, pyroxlin and radioactive materials.
10. Public passenger transportation terminals.

11. Radio and television transmission towers.
12. Recreational uses (See Section 10.0509).
13. Sewage treatment plants.
14. Storage of bulk fertilizer, explosives, gas, grease and radioactive materials.
15. Transportation terminals.
16. Utilities.
17. Wireless communication facilities.

D. Lot Area and Width

Lots shall have a minimum area of 2.0 acres and shall be not less than 200 feet in width. Corner lots shall provide a minimum lot width of not less than 200 feet for each side fronting on a street.

E. Building Height

No principal building or parts of a principal building shall exceed 50 feet in height.

F. Yards

1. A minimum street yard (building setback) of 83 feet from the road centerline or 50 feet from the road right-of-way, whichever is greater, shall be required.
2. There shall be a side yard on each side of all structures not less than 20 feet in width.
3. There shall be a rear yard of not less than 20 feet.

G. Plans and Specifications Pursuant to Section 10.1000 of the Ordinance to be Submitted to Plan Commission

To encourage an industrial environment that is compatible with the rural character of the Town, Zoning/Building Permits for permitted uses in the M-2 General Manufacturing District shall not be issued without review and approval of the Town of Grover Plan Commission. Said review and approval shall be concerned with lot size, general layout, building plans, ingress and egress, parking, loading and unloading, landscaping, and open space utilization.

10.0311 Q-1 QUARRYING DISTRICT

The Q-1 Quarrying District is intended to provide for the conduct of quarries limited to extraction of onsite materials, to provide for related operations, and for the proper restoration of the quarried areas. These regulations provide for the restoration of quarries and extractive areas in a manner that will not deteriorate the natural environment, and are intended to be utilized in existing and planned quarry and extractive use areas.

A. Principal Uses

1. Essential services.

B. Accessory Uses

Accessory uses in the Q-1 District shall require a conditional use permit and shall be limited to those accessory uses listed in Subsection 10.0311.C below.

C. Conditional Uses (Also see Section 10.0500)

1. Aggregate, ready-mix, and asphalt plants, when accessory to active quarrying operations.
2. Energy conservation uses.
3. Manufacture of concrete building blocks or other similar concrete products, when accessory to quarrying operations.
4. Peat and soil removal.
5. Processing, crushing, refining, or washing of gravel, mineral ore, sand, or stone, when accessory to quarrying operations.
6. Quarrying of gravel, mineral ore, sand, or stone.
7. Radio and television transmission towers.
8. Recreational uses (See Section 10.0509).
9. Stockpiling of gravel, mineral ore, sand, or stone, when accessory to quarrying operations.
10. Utilities.
11. Wireless communication facilities.
12. The following uses where accessory to a conditional use:
 - a. Garages for the storage of vehicles.
 - b. Ground-mounted and building-mounted satellite dish and terrestrial antennas.
 - c. Maintenance buildings and weighing scales.
 - d. Off street parking and loading areas, provided they are properly screened.
 - e. Offices, storage, and power supply uses and structures.
 - f. Processing of mineral ore when accessory to quarrying operations.

D. Lot Area and Width

1. Lots shall be a minimum of 3 acres in area.
2. Lots shall not be less than 250 feet in width.

E. Yards

1. No quarrying activities, crushing or washing operation or material stockpile shall be located closer than 200 feet to any property line.
2. No building or parking area shall be located closer than 83 feet to a road centerline or 50 feet to any other property.
3. No quarrying activity, crushing or washing operation, material stockpile, building, or parking area shall be located closer than 75 feet from the ordinary highwater mark of any navigable body of water.

F. Building Height

No building or structure, or parts of a building or structure shall exceed 70 feet in height.

G. Operation Plan Required

Each applicant for a conditional use in the Q-1 District shall submit an operation plan for approval by the Town Plan Commission. The operation plan shall specify:

1. A timetable for operation of the quarry, including the date on which the quarrying, extractive, or other operation will begin and the planned date of the completion of the operation.
2. A phasing plan showing the location and timing of all proposed phases.
3. Hours of operation and days of operation for the quarrying, extractive, or other operation.
4. The means by which noise, dust, and other potential nuisances will be controlled.
5. The means by which the applicant will control stormwater runoff and erosion to protect watersheds and groundwater aquifers.
6. The location, height, and type of all proposed fences.
7. All machinery and equipment to be used and/or stored during the quarrying, extractive, or other operation, and the location thereof.
8. A transportation plan identifying the mode of transportation to be used, the size and types of vehicles to be used, the number and frequency of trips to and from the site, and the routes to be used by trucks or locomotives.
9. The location and type of landscaping to be used to screen the quarrying operation from adjacent land uses and public rights-of-way.
10. Other information as required by the Town Plan Commission.

H. Restoration Requirements

In order to ensure that the area of a quarrying or related operation shall be restored to a condition of practical usefulness and reasonable physical attractiveness, the owner or operator shall submit to the Town Plan Commission the approved plan for such restoration in accordance with the requirements of Chapter 20 Marinette County Non-Metallic Mining Ordinance.

10.0312 I-1 INSTITUTIONAL DISTRICT

The I-1 Institutional District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership and where the use for public purpose is anticipated to be permanent.

A. Principal Uses

1. Cemeteries.
2. Circular driveways.
3. Essential services.
4. Funeral homes and crematoriums.
5. Hospitals, sanatoriums, nursing homes, and clinics.
6. Libraries, community centers, museums, and public art galleries.
7. Public or private schools, colleges, and universities.
8. Public administrative offices and public service buildings, including fire and police stations.
9. Public utility offices.
10. Religious institutions.

B. Accessory Uses

1. Accessory structures and uses as specified in Section 10.0803.A through 10.0803.F.
2. Garages for storage of vehicles used in conjunction with the operation of a permitted use.
3. Residential quarters for caretakers or clergy.
4. Service buildings and facilities normally accessory to a principal use.

C. Conditional Uses (Also see Section 10.0500)

1. Conservatories.
2. Energy conservation uses.
3. Gymnasiums.
4. Music hall.

5. Nursing homes.
6. Outdoor skating rinks.
7. Parks and playgrounds.
8. Playfields or athletic fields.
9. Public swimming pools.
10. Tennis courts.
11. Sewage treatment plants.
12. Utilities.

D. Lot Area and Width

Lots shall have a minimum area of 2.0 acres and shall be not less than 200 feet in width. Corner lots shall provide a lot width of not less than 200 feet for each side fronting on a street.

E. Building Height and Area

1. No building or parts of a building shall exceed 50 feet in height.
2. The total minimum floor area of a dwelling shall be 900 square feet for a one-story dwelling and 1,300 square feet for a multi-story dwelling with a minimum first floor area of 900 square feet.

F. Yards

1. A minimum street yard (setback) of 83 feet from the road centerline or 50 feet from the road right-of-way, whichever is greater.
2. There shall be a side yard on each side of all structures of not less than 20 feet.
3. There shall be a rear yard of not less than 20 feet.

G. Plans and Specifications Pursuant to Section 10.1000 of the Ordinance to be Submitted to The Plan Commission

To encourage an institutional environment that is compatible with the rural character of the Town, Zoning/Building Permits for uses in the I-1 District shall not be issued without review and approval of the Town of Grover Plan Commission. Said review and approval shall be concerned with general layout, building plans, ingress and egress, parking, loading and unloading, landscaping, and open space utilization.

10.0313 P-1 PARK DISTRICT

The P-1 Park District is intended to provide for areas where the open space and recreational needs, both public and private, of the citizens of the Town of Grover can be met without undue disturbance of natural resources and adjacent uses.

A. Principal Uses

1. Botanical gardens and arboretums.
2. Campgrounds.
3. Essential services.
4. Exhibition halls.
5. Fairgrounds.
6. Golf courses without country club facilities.
7. Hiking, biking, and nature trails.
8. Historic monuments or sites.
9. Outdoor skating rinks.
10. Parks and playgrounds.
11. Picnicking areas.
12. Playfields or athletic fields.
13. Public art galleries.
14. Public swimming pools.
15. Sledding, skiing, or tobogganing areas.
16. Swimming beaches.
17. Tennis courts.

B. Accessory Uses

1. Accessory structures and uses as specified in Section 10.0803.A through 10.0803.F.
2. Garages for storage of vehicles used in conjunction with the operation of a principal use.
3. Service buildings and facilities normally accessory to a principal use.

C. Conditional Uses (Also see Section 10.0500)

1. Energy conservation uses.
2. Public, parochial, and private schools.
3. Recreational uses (See Section 10.0509)
4. Religious institutions.
5. Utilities.

D. Lot Area and Width

Lots in the P-1 District shall provide sufficient area and width for the principal use and its accessory buildings, off-street parking and loading areas, and required yards.

E. Building Height and Area

No building or parts of a building shall exceed 35 feet in height.

F. Yards

1. A minimum street yard (building setback) of 83 feet from the road centerline or 50 feet from the road right-of-way, whichever is greater, shall be required.
2. No building or structure shall be erected, altered or moved closer than 50 feet to any other lot line.

G. Plans and Specifications Pursuant to Section 10.1000 of the Ordinance to be submitted to the Plan Commission

To encourage an environment that is compatible with the rural character of the Town, Zoning/Building Permits for uses in the P-1 District shall not be issued without review and approval of the Town of Grover Plan Commission. Said review and approval shall be concerned with general layout, building plans, ingress and egress, parking, loading and unloading, landscaping, and open space utilization.

SECTION 10.0400 PARTICULAR USE REQUIREMENTS

10.0401 PURPOSE

The purpose of these requirements is to minimize potential negative impacts from certain uses and to promote compatibility between particular uses and surrounding uses.

10.0402 APPLICABILITY

In addition to complying with other regulations established in this Ordinance, these requirements must be met for each specific use. These requirements shall override any requirements which are described elsewhere in this ordinance for the Zoning Districts, but only to the extent that they conflict with such requirements.

10.0403 MOBILE HOMES

This Section of the Zoning Ordinance provides for the location and provisions thereof in the placement of Mobile Homes in the Town of Grover.

A. Definition

1. "MOBILE HOME" means a vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid un-collapsible construction, which has an overall length in excess of 45 feet. Mobile home includes the mobile home structure, its plumbing, heating, air conditioning and electrical systems, and all appliances and all other equipment carrying a manufacturer's warranty.

B. Mobile Homes, as defined above, may be permitted provided that:

1. Minimum Size: 10 feet wide, 45 feet long.
2. A mobile home shall be equipped with a lavatory, bathtub (or shower), and a water closet.
3. Minimum Height- The above shall not be greater than 80 percent of the average width.
4. All mobile homes shall comply with the minimum regulations set forth in all Districts and any legally existing mobile home shall be treated as single family, prefabricated housing.
5. After placement, a mobile home shall be skirted, and the tongue shall be covered or removed as to take on the appearance of a conventional home.
6. Mobile homes shall be placed on firm foundations.
7. When mobile homes are not connected to a public water supply or public sewage system, they shall conform to the requirements of a single family residence for the respective District or shore land, whichever applies.

- C. All mobile homes shall comply with regulations set forth in the Zoning District that they are located, Town of Grover Zoning Ordinance.
- D. All mobile homes shall comply with the Marinette County Sanitary Ordinance Sections.
- E. Any mobile home moved to or relocated in the Town of Grover after the effective date of this Ordinance are permitted only in manufactured/mobile home parks pursuant to 10.0506. H 1 through 17.

10.0404 MANUFACTURED HOME

A. Definition

"Manufactured Home" means a structure certified and labeled as a manufactured home under 42 U.S.C. 5401 through 5425, which, when placed on a site:

- 1. Is set on an enclosed foundation in accordance with Sec. 70.043 (1), Stats., and sub-chapters III, IV and V of ch. ILHR 21, Wis. Admin. Code, or is set on a comparable enclosed foundation system approved by the Zoning Administrator. The Zoning Administrator may require a plan to be certified by a registered architect or engineer to ensure proper support for the home.
- 2. Is installed in accordance with the manufacturer's instructions.
- 3. Is properly connected to utilities.

- B. All manufactured homes shall comply with regulations set forth in the District that they are located. Manufactured homes are permitted in the same Districts as single family and two family dwellings.

10.0405 AIRPORT REGULATIONS

Except for field crops and fences under five feet high, the maximum height of any object located within 500 feet of either side of the centerline of a landing strip, and extended to a distance of two miles from the end of the runway shall be no higher than 1/100 of the distance of the object to the landing strip

10.0406 ADULT ENTERTAINMENT FACILITIES

A. No Adult Entertainment Facilities shall be located:

- 1. Within a residential Zoning District
- 2. Within 1,320 feet of an existing Adult Entertainment Facilities.
- 3. Within 1,320 feet of any residential area.
- 4. Within 1,320 feet of any pre-existing school, church, or day care center.
- 5. Within 1,320 feet of any pre-existing establishment licensed to sell or dispense fermented malt beverages or intoxicating liquor.
- 6. Within 1,320 feet of a public park

- 7. Within 1,320 feet of a property or Historic District listed in the State Register of Historic Places or in the National Register of Historic Places.
- B. For purposes of this Section, distances are to be measured in a straight line, without regard to intervening structures or objects, from the property line of the adult-oriented establishment, to the nearest property line of the above listed uses.
- C. No portable signs, window displays, or temporary signs shall be permitted on the premises.

10.0407 AGRICULTURAL USES REQUIREMENTS

- A. Any agricultural use involving animals shall provide sufficient shelter and open space to meet or exceed any standards set by the United States Department of Agriculture and/or the Wisconsin Department of Natural Resources.
- B. Barnyards, feed lots, and farm structures housing animals shall be located at least 100 feet from navigable water and shall be located so that manure will not drain into navigable water.
- C. Barnyards, feed lots, and farm structures housing animals, shall be located at least 200 feet from any dwelling unit other than that of the animal keeper's dwelling unit.

SECTION 10.0500 CONDITIONAL USES

10.0501 PERMITS

The Plan Commission may authorize the Zoning Administrator to issue a conditional use permit for conditional uses after review and a public hearing, provided that such conditional uses and structures are in accordance with the purpose and intent of this Ordinance and are found to be not hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the Town. Applications for conditional use permits shall be made to the Zoning Administrator on forms furnished by the Zoning Administrator and shall include the following where pertinent and necessary for proper review by the Plan Commission:

10.0502 APPLICATION

Applications for conditional use permits shall be made in duplicate to the Town Zoning Administrator on forms furnished by the Zoning Administrator and shall include the following where pertinent and necessary for proper review by the Plan Commission:

- A. Names and Addresses of the applicant, owner of the site, architect, professional engineer, contractor, and all opposite and abutting property owners of record.
- B. Description of the Subject Site by lot, block, and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site lies.
- C. Plat of Survey prepared by a registered land surveyor or a location sketch drawn to scale showing all the information required under Section 10.0203 for a Zoning/Building Permit and, in addition, the following: mean and ordinary high water marks on or within 40 feet of the subject premises, and existing and proposed landscaping.
- D. Additional Information as may be required by the Town Plan Commission or the Town Zoning Administrator.

10.0503 REVIEW AND APPROVAL

The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation. In addition:

- A. Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

- B. Compliance with all other provisions of this Ordinance, such as lot width and area, yards, height, parking, loading, traffic and highway access shall be required of all conditional uses. Variances shall only be granted as provided in Section 10.1305 of this Ordinance.
- C. Public Hearing. The Town Plan Commission shall hold a public hearing on each application giving public notice as specified in Section 10.1501 of the Ordinance. The Plan Commission may subsequently issue the conditional use permit with appropriate conditions, deny the permit with reasons, or require the submittal of a modified application.
- D. Amendments to Conditional Use Permit. Changes subsequent to the initial issuance of a conditional use permit which would result in a need to change the initial conditions shall require an amendment to the conditional use permit. Enlargement of a conditional use shall be considered as an amendment. The process for amending a conditional use permit shall generally follow the procedures for granting a conditional use permit as set forth in Section 10.0501.
- E. Revocation of a Conditional Use Permit. Should a permit applicant, his heirs or assigns, fail to comply with the conditions of the permit issued by the Plan Commission, or should the use, or characteristics of the use be changed without prior approval by the Plan Commission the Conditional Use Permit may be revoked. The process for revoking a permit shall generally follow the procedures for granting a conditional use permit as set forth in Section 10.0501.

10.0504 PUBLIC, SEMIPUBLIC, AND INSTITUTIONAL USES

The following public and semipublic uses shall be conditional uses and may be permitted as specified.

- A. Airports, Airstrips, and Landing Fields, including private landing fields, provided the site is not less than 20 acres in area.
- B. Utilities in all districts provided all principal structures and uses are not less than 50 feet from any residential district lot line.
- C. Public, Parochial, and Private elementary and secondary schools in any district provided the lot area is not less than 2 acres and all principal structures and uses are not less than 50 feet from any lot line.
- D. Religious Institutions in any district provided the lot area is not less than 2 acres and all principal structures and uses are not less than 50 feet away from any lot line.

10.0505 AGRICULTURAL USES

The following agricultural and agricultural related uses shall be conditional uses and may be permitted as specified:

- A. Agricultural Warehousing.

- B. Animal Hospitals and veterinary services provided that no structure or animal enclosure shall be located closer than 100 feet to a property boundary.
- C. Boarding Stables provided that confined housing of horses shall be located not closer than 100 feet to a residential district boundary or a navigable body of water.
- D. Commercial Boat and Commercial Recreational Storage provided that the storage is in a completely enclosed structure.
- E. Commercial Butchering of livestock; the commercial production of eggs; and the hatching, raising, fattening, or butchering of fowl.
- F. Commercial Kennels provided that no structure or animal enclosure shall be located closer than 100 feet to a property boundary.
- G. Commercial Raising, propagation, or boarding of animals, such as deer, elk, dogs, cats, mink, rabbits.
- H. Housing for Farm Laborers, and for seasonal and migratory farm workers.
- I. Large animal feeding operations as defined by Chapter NR 243 of the Wisconsin Administrative Code.

10.0506 RESIDENTIAL USES

The following residential and quasi-residential uses shall be conditional uses and may be permitted as specified:

- A. Accessory Structures listed in 10.0803 (B) may be located in any Agricultural or Residential District provided the accessory structure complies with the minimum street yard (setback) required for a principal structure. The Plan Commission may require a greater setback or may require the accessory use be screened.
- B. Bed and Breakfast Establishments in the A-1 and the R-1 Districts provided that no more than 4 bedrooms are rented; that dwellings being considered for conversion to bed and breakfast establishments shall exhibit unique architectural or historic characteristics; that adequate off-street parking is provided; and that any permit required by Section HFS 197.04 of the Wisconsin Administrative Code has been secured. One exterior advertising sign, not exceeding 24 square feet in area, may be erected on the premises.
- C. Circular Driveways on residential lots fronting on land access streets. The two ingress/egress points shall be separated by a minimum distance of 30 feet, and the edge of the driveway at the point where it intersects with the street shall be located no closer than 15 feet from an adjoining property line. Teardrop-shaped driveways with one ingress/egress point do not require a conditional use permit. Circular driveways shall be prohibited on residential lots fronting on arterial streets and highways and collector streets.
- D. Community Living Arrangements and Community-Based Residential Facilities

(CBRF) which have a capacity for 9 or more persons in the R-1 and R-2 Districts.

- E. Community Living Arrangements and Community-Based Residential Facilities (CBRF) which have a capacity for 16 or more persons in the R-3 District.
- F. Home Industries in the A-1 District or any residential district. A home industry is similar to a home occupation and shall generally be limited by the standards for home occupations set forth in Section 10.0803.G. The Plan Commission may, however, permit the conduct of a home industry in an accessory building. The Plan Commission may further permit the assembly and manufacturing of small-scale piecework or the use of non-household appliances and tools when it is deemed not to be disruptive to the neighborhood.
- G. Housing for the Elderly and Community-Based Residential Facilities (CBRF) in the R-3 Multi-Family Residential District, the I-1 District, and the B-1 and B-2 Districts provided that the density of such housing shall not exceed 6 units per net acre; and provided that there shall be a minimum living area of 500 square feet for a one-bedroom dwelling unit and a minimum living area of 750 square feet for a two-bedroom or larger dwelling unit.
- H. Mobile Home Parks in the R-3 District provided that:
 - 1. Minimum park size shall be 10 acres.
 - 2. Minimum park width shall be 330 feet.
 - 3. Maximum density of mobile home sites shall be 6 per acre.
 - 4. Minimum open space provided shall be 20 percent of the development area, exclusive of streets.
 - 5. Minimum lot area for each single-wide mobile home shall be 5,000 square feet. The mobile home lot shall be a minimum of 50 feet in width.
 - 6. Minimum lot area for a double-wide mobile home shall be 6,000 square feet. The mobile home lot shall be a minimum of 60 feet in width.
 - 7. Minimum setback for a mobile home park shall be 83 feet from the center line of a public street or roadway.
 - 8. Minimum distance between mobile home units and all other exterior park lot lines shall be 50 feet.
 - 9. Minimum distance between mobile home and service road shall be 20 feet.
 - 10. Minimum distance between mobile homes shall be 20 feet.
 - 11. All drives, parking areas, and walkways shall be surfaced with dust-free material. There shall be 2 parking spaces for each mobile home.
 - 12. Laundries, washrooms, recreation rooms, maintenance equipment storage, and an office may be permitted by the Town Board as accessory uses.
 - 13. Each mobile home park shall be completely enclosed, except for permitted

entrances and exits, by either:

- a. A temporary planting of fast-growing material, capable of reaching a height of 10 feet or more.
 - b. A permanent evergreen planting, the individual trees to be of such a number and so arranged that within 10 years they will have formed a dense screen. Such permanent planting shall be grown or maintained to a height of not less than 10 feet.
14. All mobile homes shall meet the construction standards of the Mobile Homes Manufacturing Association.
 15. All mobile homes shall be skirted to conceal the chassis.
 16. All accessory structures must meet the requirements of Section 10.0803 of this ordinance.
 17. No mobile home site shall be rented for a period of less than 30 days.
- I. Nursing Homes, Clinics and Commercial Children's Day Care Centers in any business or residential district provided that all principal structures and uses are not less than 50 feet from any lot line.

10.0507 BUSINESS USES

The following business uses shall be conditional uses and may be permitted as specified:

A. Adult-Oriented Uses.

The Town Board finds that Adult-Oriented Uses require special zoning restrictions in order to protect and preserve the health, safety, and welfare of the Town. In recognition of the protection afforded to the citizens under the 1st and 14th Amendments, it is not the intent of this subsection to inhibit freedom of speech or the press, but rather to restrict the location of defined materials and activities consistent with the Town's interest in the present and future character of its community development. Accordingly, adult-oriented uses are permitted in the B-2 Highway Commercial District, subject to the following:

1. No adult-oriented establishment or use shall be located within 1,320 feet of any public, parochial, or private school, religious institution, funeral parlor or crematorium, day care center, residence, public park, other adult-oriented establishment or use, or an establishment holding an alcoholic beverage license. The above-noted distance shall be measured in a straight line without regard to intervening structures or objects, from the closest point of the structure or portion of the structure occupied or proposed for occupancy by the adult-oriented establishment or use to the nearest point of the parcel of property or land use district boundary from which the proposed land use is to be separated.
2. Advertisements, displays, pictures, or other promotional materials which are sexual in nature shall not be shown or exhibited on the premises in a manner

which makes them visible from pedestrian ways or other public areas. All points of access into such establishments shall be located, constructed, covered, or screened in a manner that will prevent a view into the interior from any public area.

3. All adult-oriented establishments and uses shall comply with all regulations and requirements of this Zoning Ordinance and must comply with all provisions of the zoning district in which the establishment is located. Said establishment and use shall also comply with all other applicable provisions of the Town of Grover Code of Ordinances.

- B. Drive-In Establishments serving food or beverages for consumption outside the structure in the B-1, or B-2 Districts.
- C. Funeral Homes and crematoriums in the B-1, or B-2 Districts provided all principal structures and uses are not less than 50 feet from any lot line.

10.0508 MANUFACTURING USES

The following manufacturing uses shall be conditional uses and may be permitted as specified:

- A. Commercial Animal Reduction Facilities, forges, foundries, slaughterhouses, stockyards, and tanneries in the M-2 District.
- B. Landfills, Disposal Areas, Incinerators, salvage yards and sewage disposal and treatment plants in the M-2 District.
- C. Lumber Yards and building supply yards in the M-1 and M-2 Districts.
- D. Manufacturing of Ammonia, asbestos, asphalt, cement, chlorine, coal tar, creosote, explosives, fertilizer, glue, gypsum, insecticide, lampblack, poison, pulp, pyroxylin, radium, or similar substances in the M-2 District.
- E. Processing of Ammonia, asbestos, asphalt, cabbage, chlorine, coal tar, creosote, explosives, fertilizer, fish, glue, grease, gypsum, insecticides, lampblack, offal, poison, pulp, pyroxylin, radioactive materials, or similar substances in the M-2 District.
- F. Radio and Television Transmission Towers in any Agricultural, Business, or Manufacturing District.
- G. Storage of Bulk Fertilizer, explosives, gasoline up to 50,000 gallons, grease, and radioactive materials in the M-2 District. Storage of gasoline in excess of 50,000 gallons is prohibited.
- H. Transportation Terminals, and truck terminals and freight forwarding services in the M-1 and M-2 Districts.
- I. Wireless Communication Facilities

In response to consumer demand for wireless communication services and requirements of the Federal Communications Commission (FCC), wireless communications providers wish to establish their systems as quickly and efficiently as possible. This will result in more antennas and towers across the visual landscape. In order to provide for appropriate location and network development, to minimize adverse visual effects through careful design, siting, co-location of providers and screening, and to maximize public safety, specific sites for wireless communication facilities may be granted by conditional use permit.

Wireless communication facilities may be permitted as conditional uses in the A-1, B-1, B-2, and M-1, and M-2 Districts provided that the following information, requirements, and standards shall apply:

1. Applications for wireless communication facilities shall include the following information:
 - a. A plat of survey, or site plan drawn to scale, showing the exact location of the facility and any associated equipment.
 - b. A description of the telecommunication service to be provided by the facility.
 - c. An indication as to whether the facility is designed to accommodate the equipment of additional carriers.
 - d. Approval from a registered professional engineer familiar with the requirements of wireless communication structures of new towers or appurtenances to be placed on buildings or to be ground mounted, and certification that the facility complies with applicable building and electrical codes and Electronic Industries Alliance and Telecommunications Industry Association standards.
 - e. A photo simulation that illustrates the appearance of the site once the facility has been constructed. Photos shall be taken from any adjoining street and from any adjacent residential zoning districts from which the facility will be visible. Elevation drawings shall be provided for wall and roof-mounted facilities for each side of the building from which the antennas or equipment will be visible.
 - f. A description of the height, material, and color of the facility, and associated accessory equipment, as well as a description of how the accessory equipment will be landscaped, screened, and secured.
 - g. Evidence of compliance with pertinent FCC regulations and federal requirements concerning radio-frequency emissions.
 - h. A copy of the Federal Aviation Administration (FAA) and Wisconsin Department of Transportation, Division of Aeronautics application, if required, or a written statement signed by the applicant that such approval is not required.

- i. A copy of the Wisconsin Department of Commerce (COMM) application, if required, or a written statement explaining why COMM approval is not required.
 - j. A statement from the building/property owner indicating that they consent to the placement of the wireless communication facility on the site, and that the lease does not preclude co-location.
 - k. Any other applicable information necessary to evaluate the request, as determined by the Town.
2. Co-location of equipment by various carriers is encouraged. No facility owner or operator shall unfairly exclude a telecommunications competitor from using the same facility or location. Any such exclusion shall be based upon technical, structural, or other objective reasons. If co-location is not feasible, the applicant shall provide sufficient reason and documentation of why it is not feasible.
3. Freestanding wireless communication facilities shall be subject to the height limitations of the zoning district in which they are located. Requests for freestanding facilities that are proposed to be constructed in excess of the maximum height allowed in the zoning district shall be considered when accompanied by a statement which justifies the need for the proposed height.
4. Roof and wall mounted antennas, support structures, and screening devices shall not exceed the highest point of the building upon which they are mounted by more than 7 feet. Whip type antennae may extend 15 feet from the highest point of the building. All roof, wall, and whip antennas, and required equipment shall comply with the height requirement for the zoning district in which they are located. Requests to exceed the maximum height allowed by the zoning district shall be considered when accompanied by a justification statement.
5. Freestanding wireless communication facilities shall be located no closer than a distance equal to 5 times their height from any property zoned R-1, R-2, R-3, or R-4. This distance shall be measured in a straight line from the boundary line of the residential zone to the proposed tower location. Stealth facilities shall be exempt from this requirement. Any equipment associated with wireless communications facilities shall meet the required setbacks for the zoning district in which they are located.
6. The minimum front, side, and rear yard setbacks for freestanding wireless communication facilities shall be a distance equal to the height of the freestanding facility.
7. Wireless communication facilities may be attached to existing utility infrastructure (i.e., electrical transmission poles, street light standards, and telephone poles) located within a public or utility right-of-way or easement, or constructed within the right-of-way or easement, provided the following requirements are met:

- a. The antennae do not exceed the height of the existing utility infrastructure by more than 4 feet.
 - b. The facilities visually resemble other vertical utility infrastructure along the same street or highway.
 - c. The applicant submits written authorization from the owner of the existing utilities and the right-of-way or easement with the application.
8. Freestanding wireless communication facilities shall be lighted as required by the Federal Aviation Administration (FAA), the Wisconsin Department of Transportation Bureau of Aeronautics or other federal or state regulatory agencies.
 9. Stealth wireless communication facilities and associated equipment are preferred and encouraged in instances where a freestanding facility is necessary.
 10. Carriers shall notify the Town when they place the FCC on notice that a specific facility is being discontinued. Antennas or support structures and equipment not in use for 6 months for wireless communication purposes shall be removed by the facility owner. The Town may require the posting of a bond or other financial guarantee adequate to ensure removal of the facility at no cost to the Town.

10.0509 RECREATIONAL USES

The following recreational facilities and uses shall be conditional uses and may be permitted in all Districts except R-1, R-2, and R-3 Residential Districts; provided that the lot area is a minimum of 2 acres and that all structures are not less than 50 feet from a lot line:

- A. Athletic fields.
- B. Archery ranges.
- C. Skate board parks.
- D. Campgrounds.
- E. Conservatories.
- F. Driving ranges and miniature golfing.
- G. Firearm ranges.
- H. Golf courses with country club facilities.
- I. Go-kart tracks.
- J. Gymnasiums.
- K. Paint ball parks

- L. Model airplane flying areas.
- M. Music halls.
- N. Public swimming pools.
- O. Riding academies.
- P. Swimming beaches.
- Q. Skating rinks.
- R. Zoological and botanical gardens.

10.0510 ENERGY CONSERVATION USES

The following energy conservation uses are conditional uses and may be permitted as specified:

- A. Wind Energy Conversion Systems, commonly referred to as “windmills,” which are intended to produce electrical power, may be permitted in any district provided that the following information, requirements, and standards shall apply:
 - 1. Application: Applications for the erection of a wind energy conversion system shall be accompanied by a plat of survey for the property to be served showing the location of the generating facility and the means by which the facility will provide power to structures, or connect to a utility company grid. The application shall further indicate the level of noise to be generated by the system, and provide assurances as to the safety features of the system. Solar easements shall accompany the application.
 - 2. Construction: Wind energy conversion systems shall be constructed and anchored in such a manner to withstand wind pressure of not less than 40 pounds per square foot.
 - 3. Noise: The maximum level of noise generated by a wind energy conversion system shall not exceed the standards set forth in 10.1106, as measured at the lot line.
 - 4. Electro-Magnetic Interference: Wind energy conversion system generators and alternators shall be filtered and/or shielded so as to prevent the emission of radio-frequency energy that would cause any harmful interference with radio and/or television broadcasting or reception. In the event that harmful interference is caused subsequent to the granting of a conditional use permit, the operator of the wind energy conversion system shall promptly take steps to eliminate the harmful interference in accordance with Federal Communications Commission regulations.
 - 5. Location: Wind energy conversion systems shall comply with all setback and yard requirements for the district in which they are located and, in addition, shall be located not closer to a property boundary than a distance equal to

their height. Wind energy conversion systems located on a lot in a R-1, R-2, or R-3, zoning district shall be located in the rear yard.

6. Height: Wind energy conversion systems are exempt from the height requirements of this Ordinance, however, all such systems over 75 feet in height shall submit plans to the Federal Aviation Administration (FAA) to determine whether the system is considered an object affecting navigable air space and subject to FAA restrictions. A copy of the FAA application, if required, or a written statement signed by the applicant that such approval is not required shall be submitted with the conditional use permit application. A copy of any FAA restrictions imposed shall also be included as a part of the conditional use permit application.
 7. Fence Required: All wind energy conversion systems shall be surrounded by a security fence not less than 6 feet in height. A sign shall be posted on the fence warning of high voltage.
 8. Utility Company Notification: The appropriate electric power company shall be notified, in writing, of any proposed interface with that company's grid prior to installing said interface. Copies of comments by the appropriate utility company shall accompany and be part of the application for a conditional use permit.
 9. Compliance with Electrical Code: The electrical portion of the installation shall comply with all provisions of Chapter Comm 16 Electrical of the Wisconsin Administrative Code.
- B. Solar Energy Conversion Systems, commonly referred to as “active” or “passive” solar collection and heating systems and including all systems as defined by Section 13.48(2)(h) of the Wisconsin Statutes when such systems are erected as an accessory structure may be permitted in any district.
1. Application: Applications for the erection of a solar energy conversion system shall be accompanied by a plat of survey for the property to be served showing the location of the conversion system and the means by which the energy will be provided to the structure or structures.
 2. Construction: Solar energy conversion systems shall be constructed and installed in conformance with all applicable state and local building and zoning codes.
 3. Location and Height: Solar energy conversion systems shall meet all setback and yard requirements for the district in which they are located. Solar energy conversion systems shall conform to all height requirements of this ordinance unless otherwise provided in the conditional use permit issued pursuant to this section.

10.0511 TEMPORARY USES

The following uses are conditional uses and may be permitted as specified.

- A. General Requirements. Temporary uses may be permitted in the A-1

Agricultural/Rural Residential District, B-1 Mixed Use Commercial Business District, B-2 Highway Business District, M-1 Limited Manufacturing District or M-2 General Manufacturing District, for a period not to exceed 10 days. Special requirements may be imposed by the Plan Commission for parking, sanitary facilities, lighting, and hours of operation. No temporary use listed herein shall be conducted within the road right-of-way. Temporary uses permitted under this section may erect one (1) temporary sign not to exceed 24 square feet in area on one (1) side and 48 square feet in area on all sides. All buildings, tents, equipment, supplies, and debris shall be removed from the site within five (5) days following the temporary activity. The following temporary uses may be permitted:

- B. Flea Markets may be permitted in any business or manufacturing district for a period not to exceed 3 days. Special requirements may be imposed by the Town Board for parking, sanitary facilities, lighting, and hours of operation. No temporary use listed herein shall be conducted within the street right-of-way. Temporary uses permitted under this Section may erect one temporary sign not to exceed 50 square feet in area on one side and 100 square feet in area on all sides. All buildings, tents, equipment, supplies, and debris shall be removed from the site within 10 days following the temporary activity.
- C. Circuses and Animal Shows may be permitted in any business or manufacturing district for a period not to exceed 10 days. Special requirements may be imposed by the Town Board for parking, sanitary facilities, lighting, and hours of operation. The Board may limit or prohibit the display of dangerous animals such as tigers or snakes. No temporary use listed herein shall be conducted within the street right-of-way. Temporary uses permitted under this Section may erect one temporary sign not to exceed 50 square feet in area on one side and 100 square feet in area on all sides. All buildings, tents, equipment, supplies, and debris shall be removed from the site within 10 days following the temporary activity.
- D. Fireworks Sales Facilities may be permitted in any business or manufacturing district for a period not to exceed 45 days. No permit to sell fireworks may be granted until the Town Fire Inspector has reviewed the plan of operation and reported his findings and recommendations to the Plan Commission. No permit to sell fireworks shall be granted on any site where alcoholic beverages are served. Special requirements may be imposed by the Plan Commission for parking, sanitary facilities, lighting, and hours of operation. No fireworks sales facility shall be conducted within the street right-of-way. Temporary uses permitted under this Section may erect one temporary sign not to exceed 50 square feet in area on one side and 100 square feet in area on all sides. All buildings, tents, equipment, supplies, and debris shall be removed from the site within 10 days following the temporary activity. All possession, storage and sales of fireworks shall conform to s. 167.10 Regulation of Fireworks, of the Wisconsin State Statutes.

**SECTION 10.0600 PARKING, LOADING, DRIVEWAYS, AND
ACCESS**

10.0601 TRAFFIC VISION CLEARANCES

- A. Intersections of Two Town Streets: No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of 2.5 feet and 10 feet above the plane through the mean centerline street grade within the triangular space formed by a line joining points on the right-of-way of two intersecting Town streets at a point located 100 feet from their intersection (see Appendix B, Illustrations No. 1 and No. 2).
- B. Vision Clearance Triangles at Intersections with a State or County Trunk Highway shall meet the vision clearance requirements of the Wisconsin Department of Transportation or Marinette County, respectively, but in no case shall they be less than those specified in Subsection A above.
- C. Street and Railway Intersections: No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of 2.5 feet and 10 feet above the plane through the mean centerline street grade within the triangular space formed by a line joining points on the right-of-way of a street and a railway at a point located 100 feet from their intersection (see Appendix B, Illustrations No. 1 and No. 2).

10.0602 LOADING REQUIREMENTS

On every lot on which a business, trade, or industrial use is hereafter established, adequate space with access to a public street or alley shall be provided for the loading and unloading of vehicles off the public right-of-way. At no time shall any part of a truck or van be allowed to extend into the right-of-way of a public thoroughfare while the truck or van is being loaded or unloaded.

10.0603 PARKING REQUIREMENTS

In all districts and in connection with every use, there shall be provided at the time any use is erected, enlarged, extended, or increased, off-street parking stalls for all vehicles in accordance with the following:

- A. Adequate Access to a public street shall be provided for each parking space, and driveways shall be at least 10 feet wide for single- and two-family dwellings, and a minimum of 24 feet at the property line for all other uses.
- B. The Minimum Dimensions of each parking space shall be 9 feet by 18 feet.
- C. Parking Spaces For Use By Physically Disabled Persons. Accessible parking spaces shall be provided for all uses except residential uses as required by the *Americans with Disabilities Act of 1990* and *ADA Standards for Accessible Design*, (28 CFR Part 36).
 - 1. All parking spaces provided for use by physically disabled persons shall be

marked by a sign which includes the international symbol for barrier-free environments and a statement informing the public that the parking space is reserved for use by physically disabled persons. Such sign shall comply with the requirements of Sections 346.50, 346.503, and 346.505 of the Wisconsin Statutes.

- D. Location of parking spaces is to be on the same lot as the principal use or not more than 400 feet from the principal use. No parking space or driveway, except in residential districts, shall be closer than 25 feet to a residential lot line or a street right-of-way opposite a residential district.
- E. Surface Drainage. All off-street parking areas shall be so graded and drained as to dispose of all surface water. Any parking area for more than 5 vehicles shall have the aisles and spaces clearly marked.
- F. Landscaping. All public off-street parking areas which serve 30 or more vehicles and are created or redesigned and rebuilt subsequent to the adoption of this Ordinance shall be provided with accessory landscaped areas totaling not less than 5 percent of the surface area. The minimum size of each landscaped area shall be 100 square feet. Location of landscaped areas, plant materials, protection afforded the plantings, including curbing and provision for maintenance shall be subject to approval by the Town Board. All plans for proposed parking areas shall include a topographic survey and grading plan which shows existing and proposed grades and location of improvements. The preservation of existing trees, shrubs, and other natural vegetation in the parking area may be included in the calculation of required minimum landscaped area. Parking areas for 30 or more vehicles which adjoin residential districts shall be visually screened with a solid wall, fence, or evergreen planting of equivalent visual density, or other effective means, built and maintained to a minimum height of 6 feet.
- G. Curbs or Barriers shall be installed at least 4 feet from a property line so as to prevent parked vehicles from extending over any lot line.
- H. The Following Guide Specifies The Minimum Number Of Parking Spaces Required. In the case of structures or uses not specified herein, the number of spaces specified as the general standard for the use class or the number of spaces specified for similar use shall apply. In developments involving the establishment or addition of 2 or more uses on one lot or parcel, the cumulative number of spaces required for each use shall determine the total number of spaces required.
 - 1. Residential Uses:
 - a. Single-family, two-family, and multiple-family dwellings: 2 spaces per dwelling unit.
 - b. Housing for the elderly: one space per dwelling unit.
 - 2. Retail sales and customer service uses, and places of entertainment:

- a. General standard for the above uses: one space per 150 square feet of gross floor area of customer sales and service, plus one space per employee.
- b. Financial institutions: one space for each 150 square feet of gross floor area of customer service, plus one space per employee for the work shift with the largest number of employees. Financial institutions with drive-in facilities shall provide sufficient space for 4 waiting vehicles at each drive-in service lane.
- c. Funeral homes: one space for each 4 patrons at maximum capacity, or 25 spaces per chapel unit, whichever is greater.
- d. Grocery stores or supermarkets: one space per 150 square feet of gross floor area of customer sales and service area, plus one space per employee for the work shift with the largest number of employees.
- e. Convenience grocery stores: one space per 100 square feet of gross floor area.
- f. Motels and hotels: one space per room or suite, plus one space per every 2 employees for the work shift with the largest number of employees, plus one space per 3 persons, based on maximum capacity, for each public meeting room and/or banquet room.
- g. Lodges and clubs: one space per 3 persons based on the maximum capacity of the facility.
- h. Restaurants: one space per 100 square feet of gross dining area, plus one space per employee for the work shift with the largest number of employees.
- i. Restaurants, drive-through or fast-food: one space per 50 square feet of gross dining area, plus one space per 2 employees for the work shift with the largest number of employees. Restaurants with drive-through facilities shall provide sufficient space for 4 waiting vehicles at each drive-through service lane.
- j. General merchandise repair services: One space per 300 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees.
- k. Theaters, auditoriums and other places of public assembly: one space per 3 patrons based on the maximum capacity of the facility.
- l. Personal services: One space per 200 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees.
- m. Taverns, dance halls, night clubs and lounges: One space per 50 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees.

- n. Motor vehicle sales establishments: 2 customer parking spaces per salesperson, plus one space per employee for the work shift with the largest number of employees.
 - o. Motor vehicle repair, maintenance, and service stations: 3 spaces per indoor service bay plus one space per employee for the work shift with the largest number of employees.
 - p. Animal hospitals: 3 patron parking spaces per doctor, plus one space per employee for the work shift with the largest number of employees.
 - q. Plant nurseries, and lawn and garden supply stores: one space per 200 square feet of gross indoor sales and display area, plus one space per 500 square feet of gross outdoor sales and display area, plus one space per employee for the work shift with the largest number of employees.
 - r. Shopping centers (gross leasable area of at least 50,000 square feet): 5 spaces per 1,000 square feet of gross leasable area.
3. Offices:
- a. Medical, dental and similar professional health service offices: 5 patron spaces per doctor, plus one space per employee for the work shift with the largest number of employees.
 - b. Government, professional and business offices: one space per 250 square feet of gross floor area.
4. Commercial/Recreational uses:
- a. General standard: one space per 4 patrons based on the maximum capacity of the facility, plus one space per employee for the work shift with the largest number of employees.
 - b. Bowling alleys: 5 spaces for each lane, plus one space per employee for the work shift with the largest number of employees.
 - c. Golf courses: 36 spaces per 9 holes, plus one space per employee for the work shift with the largest number of employees.
 - d. Golf driving ranges: One space per tee, plus one space per employee for the work shift with the largest number of employees.
 - e. Miniature golf course: 1.5 spaces per hole, plus one space per employee for the work shift with the largest number of employees.
 - f. Indoor tennis, racquetball and handball courts: 3 spaces per court, plus one space per employee for the work shift with the largest number of employees.
 - g. Skating rinks, ice or roller: One space per 200 square feet of gross floor area.
5. Industrial and related uses:

- a. Manufacturing, processing, and fabrication operations: One space per employee for the work shift with the largest number of employees.
 - b. Wholesale business: One space per employee for the work shift with the largest number of employees, plus one space per 2,500 square feet of gross floor area.
 - c. Warehousing: One space per employee for the work shift with the largest number of employees, plus one space per 5,000 square feet of gross floor area.
 - d. Mini-warehousing: One space per 10 storage cubicles, plus one space per employee for the work shift with the largest number of employees.
 - e. Extractive and related operations: One space per employee for the work shift with the largest number of employees.
6. Institutional and related uses:
- a. Churches: One space per 3 seats based on the maximum capacity of the facility.
 - b. Libraries: One space per 250 square feet of gross floor area or one space per 4 seats based on maximum capacity, whichever is greater, plus one space per employee for the work shift with the greatest number of employees.
 - c. Museums: One space per 250 square feet of gross floor area, plus one space per employee for the work shift with the greatest number of employees.
 - d. Rooming and boarding houses, fraternity and sorority houses, dormitories and rectories: One space per bed.
 - e. Convents and monasteries: One space per 3 residents, plus one space per employee for the work shift with the largest number of employees, plus one space per 5 chapel seats if the public may attend.
 - f. Nursing homes: One space per 3 patient beds, plus one space per employee for the work shift with the largest number of employees.
 - g. Hospitals: 2 spaces per 3 patient beds, plus one space per staff doctor, plus one space per employee, excluding doctors, for the work shift with the largest number of employees.
 - h. Schools:
 - (1) Elementary schools, middle schools, and high schools: One space for each teacher and staff member, plus one space for each 10 students 16 years of age or older.
 - (2) Colleges, universities and trade schools: One space for each teacher and staff member, plus one space for each 2 students during the highest attendance period.

- (3) Children's nursery schools and day-care centers: One space per employee for the work shift with the greatest number of employees, plus one space per 6 students at the highest class attendance period.

10.0604 RESTRICTIONS ON PARKING OF EQUIPMENT

Parking of farm, construction, or building equipment and parking of trucks, tractors, and semi-trailers and disassembled, dismantled, junked, wrecked, inoperable or unlicensed vehicles shall be restricted as follows:

- A. Parking in Institutional, and Park Districts. No automobiles, truck tractor, semi-trailer, commercial or construction vehicle, machinery, equipment or truck with dual rear axles shall be stored on lots in Park districts. Agricultural vehicles and machinery stored on an operating farm in any of the aforementioned districts are exempt from this restriction.
- B. Parking in Agricultural, Business, and Manufacturing Districts. Vehicles and machinery used in conjunction with a business or industry may be stored, inside or outside, on the premises provided that when stored outside, they do not block a public right-of-way or obscure clear vision on roadways.
- C. No more than two (2) disassembled, dismantled, junked, wrecked, inoperable, or unlicensed vehicles shall be stored, viewed from the road or adjoining property, or allowed to remain in the open upon private property in the Town of Grover within 10 days after receiving written notice from the Zoning Administrator to remove or enclose such vehicle unless:
 1. The vehicle is being held as a part of an automotive sales or repair business enterprise located within a district zoned for that purpose; or
 2. The vehicle is in use on the premises as a lawful, unlicensed use; or
 3. Due to individual hardship, a variance has been granted by the Zoning Board of Appeals to store such vehicle. The Zoning Board of Appeals shall not grant such variances for a period of more than one year.
 4. The vehicles are stored to the rear of the lot and more than 50 feet from the nearest property line and cannot not be seen from any public road or adjoining property.

10.0605 PARKING OF RECREATIONAL VEHICLES

No motorhome, travel trailer, recreational vehicle, boat, snowmobile, or other recreational type vehicle shall be stored on any property in an agricultural or residential district except as provided herein:

- A. Boats and trailers, travel trailer, or other recreational vehicles may be stored in the side or rear yard. If more than one recreational vehicle is stored in the side or rear yard, all vehicles, with the exception of one, shall be shielded from view by an opaque screen. The screen may consist of any combination of opaque fencing, vegetation, natural features, or structures.
- B. Any Number of personal recreational vehicles may be stored within the lot within a fully enclosed structure.
- C. Conditional use permits to commercially store recreational vehicles shall be reviewed pursuant to Section 10.0505.D of this Ordinance.

10.0606 DRIVEWAYS

All driveways installed, altered, changed, replaced, or extended after the effective date of this Ordinance shall meet the following requirements:

- A. Islands between residential driveway openings shall be provided, with a minimum of 10 feet between all driveways and 5 feet at all lot lines.
- B. Vehicular Entrances and Exits to drive-in theaters, banks, restaurants, motels, funeral homes, vehicular sales, service stations, or washing and repair stations or garages shall be located not less than 200 feet from any pedestrian entrance or exit to a school, college, university, church, hospital, park, playground, library, public emergency shelter, or other place of public assembly on an adjacent property.

10.0607 STREET AND HIGHWAY ACCESS

- A. No Direct Private Access shall be permitted to the existing or proposed right-of-way of expressways, state trunk highways, or any controlled access arterial street without permission from the highway agency having access control jurisdiction. Access barriers, fencing, ditching, landscaping, or other topographic barriers shall be erected to prevent unauthorized vehicular ingress and egress to the above specified streets or highways.
- B. Driveways on Arterial Streets shall be located a minimum of 100 feet from a street intersection unless the lot width is less than 100 feet, in which case the Zoning Administrator shall determine the driveway location. Said setback shall be measured from the intersection of the rights-of-way of the two streets.
- C. Driveways on Collector or Land Access Streets shall be located a minimum of 100 feet from a street intersection unless the lot width is less than 100 feet, in which case the Zoning Administrator shall determine the driveway location.

Said setback shall be measured from the intersection from the rights-of-way of the two streets.

- D. Residential Driveways on Corner Lots shall be located on the least heavily traveled street.
- E. Temporary Access to the above rights-of-way may be granted by the Zoning Administrator after review and recommendation by the highway agency having jurisdiction. Such access permit shall be temporary and revocable.

SECTION 10.0700 SIGNS

10.0701 PURPOSE AND INTENT

The intent of this Section is to provide for and regulate the location and safe construction of signs in a manner to ensure that signs are compatible with surrounding land uses, are well maintained, and express the identity of individual proprietors and the Town as a whole.

10.0702 COMPLIANCE

No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without conforming with the provisions of this Ordinance. No signs, with the exception of official signs, shall be placed within the public right of way. No signs shall be located within the vision clearance triangle of any intersection.

10.0703 SIGNS PERMITTED IN ALL DISTRICTS WITHOUT A PERMIT

The following signs are permitted in all zoning districts without a permit, subject to the following regulations:

- A. Real Estate Signs not to exceed 8 square feet in area which advertise the sale, rental, or lease of the premises upon which said signs are temporarily located. Two (2) real estate signs shall be allowed per parcel.
- B. Name and Warning Signs not to exceed 2 square feet located on the premises.
- C. Home Occupation and Professional Home Office Signs located on premise not to exceed 2 square feet in area.
- D. Election Campaign Signs provided that permission shall be obtained from the property owner, renter, or lessee; and provided that such sign shall not be erected prior to the first day of the “election campaign period” as defined in Section 12.04 of the Wisconsin Statutes, and shall be removed within 4 days following the election. Election campaign signs may not be placed within the public right-of-way.
- E. Rummage Sale and Garage Sale Signs provided that no such signs shall be erected or placed within a public right-of-way and further provided that such signs are removed within 24 hours following the sale.
- F. Bulletin Boards for public, charitable or religious institutions not to exceed 32 square feet in area located on the premises.
- G. Memorial Signs, tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against a structure.
- H. Official Signs, such as traffic control, parking restrictions, information, and

notices.

- I. Farm Identification Signs placed on premise showing the name of the owner or corporate affiliation or memberships not to exceed 32 square feet in area.

10.0704 SIGNS PERMITTED IN ALL RESIDENTIAL DISTRICTS WITH A PERMIT

The following signs are permitted in any residential district and are subject to the following regulations:

- A. Permanent Real Estate Signs placed at the entrance to a subdivision or development shall contain only the name of the subdivision or development, shall meet all the yard requirements of the district in which it is located, and shall be placed as to not impede visibility. The Town Board shall determine the appropriate size of the sign based on the design of the sign and its compatibility with adjacent land uses.
- B. Temporary Development Signs for the purpose of designating a new commercial or industrial building or development, or for the promotion of a subdivision may be permitted for a limited period of time provided that the sign shall not exceed 48 square feet in area and shall meet all the yard requirements of the district in which it is located. The Town Board shall specify the period of time the sign may remain based on the size of the development allowing a reasonable time to market the development.

10.0705 SIGNS PERMITTED IN THE AGRICULTURAL DISTRICT WITHOUT A PERMIT

The following signs may be permitted in the A-1 Agricultural District and are subject to the following regulations:

- A. Ground Signs and Wall Signs advertising farm products produced on and/or sold on the premises shall not exceed 25 feet in height above the ground surface, shall meet all yard requirements for the district in which they are located, and shall not exceed a total of 100 square feet on one side or 200 square feet on all sides for any one premises.
- B. Directional Signs indicating the name of a business or other establishment, and the direction and distance to the establishment. No directional sign shall exceed 32 square feet in area. The number of directional signs permitted shall be determined by the Plan Commission on a case-by-case basis.

10.0706 SIGNS PERMITTED IN ALL BUSINESS AND MANUFACTURING DISTRICTS WITH A PERMIT

Signs are permitted in all business and manufacturing districts subject to the following restrictions:

- A. Wall Signs placed against the exterior walls of buildings shall not extend more

than 12 inches outside of a building's wall surface and shall not extend above the roofline of the building. Wall signage shall be allocated at a maximum of 1.5 square foot of signage allowed for each linear foot of building length.

- B. Projecting Signs fastened to, suspended from, or supported by structures shall not exceed 20 square feet in area for any one premises; shall not extend more than 6 feet into any required yard; shall not be less than 10 feet from all side lot lines; shall not exceed a height of 20 feet above the mean centerline street grade; shall not be less than 10 feet from all side lot lines; and shall not be less than 10 feet above the sidewalk nor 15 feet above a driveway or an alley.
- C. Ground Signs shall not exceed 6 feet in height above the mean centerline street grade, shall meet all yard requirements for the district in which it is located, shall not exceed 100 square feet on one side nor 200 square feet on all sides for any one lot.
- D. Marquee, Awning, or Canopy Signs affixed flat to the surface of the marquee, awning, or canopy are permitted providing that the sign does not extend vertically or horizontally beyond the limits of said marquee, awning, or canopy. A marquee, awning, or canopy may extend to within one foot of the vertical plane formed by the curb. A name sign not exceeding 2 square feet in area located immediately in front of the entrance to an establishment may be suspended from a canopy provided that the name sign shall be at least 10 feet above the sidewalk.
- E. Window Signs, except for painted signs and decals, shall be placed only on the inside of commercial buildings. Window signs shall not be subject to the limitation on number of signs.
- F. Pole Signs shall meet the height requirements for the zoning district in which they are located; shall not be less than 10 feet above a sidewalk and 15 feet above a parking lot, driveway, or other area used by motor vehicles; and shall not exceed 100 feet on one side or 200 feet on both sides. Pole signs, except for in the B-1 District, shall be set back a minimum of 20 feet from the front or rear property boundary line; may not be placed in any right-of-way or easement; and may not be located closer than 500 feet to another pole sign.
- G. Combinations of any of the above signs, excluding window signs, shall meet all the requirements of the individual sign. The total number of signs on any premises shall be limited as follows:

Floor Area	Maximum Number Of Signs Permitted
0 - 5,000 sq. ft.	2
5,001 - 20,000 sq. ft.	3
20,001 - 50,000 sq. ft.	4
More than 50,000 sq. ft.	5

10.0707 SIGNS PERMITTED IN INSTITUTIONAL AND PARK DISTRICTS WITH A PERMIT

The following signs are permitted in the Institutional and Park Districts and are subject to the following regulation:

- A. Private Institutional and Park Name Signs when approved by the Town Board.
- B. Public Institutional and Park Name Signs when approved by the Town Board after receiving a recommendation from the Town Plan Commission.

10.0708 PORTABLE SIGNS

The Zoning Administrator may permit the temporary use of a portable sign for advertising purposes in any district provided that the portable sign will not be located in any public right-of-way, will not be located closer than 10 feet to an adjacent property, and will not cause a hazard to traffic or adjoining properties. Portable sign permits shall not be granted for a period of more than 60 days in any 365-day period. The permit required in Section 10.0715 shall be required for portable signs.

10.0709 FACING

No sign except those permitted in Sections 10.0703 and 10.0704 shall be permitted to face a residence within 100 feet of such residence.

10.0710 LIGHTING AND COLOR

Signs shall not resemble, imitate, or approximate the shape, size, form, or color of railroad or traffic signs, signals, or devices. Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices. Signs shall not be placed so as to obstruct or interfere with traffic visibility, nor be lighted in such a way as to cause glare or impair driver visibility. Signs may be illuminated but non-flashing. Signs shall not be revolving or animated, however, copy on time and temperature devices may be cyclical. Signs in residential districts may be illuminated only with Town Board approval.

10.0711 CONSTRUCTION AND MAINTENANCE STANDARDS

- A. Wind Pressure and Dead Load Requirements. All signs and other advertising structures shall be designed and constructed to withstand wind pressure of not less than 40 pounds per square foot of area; and shall be constructed to receive dead loads as required in the Town Building Code or other ordinance.
- B. Protection of the Public. The temporary occupancy of a side walk or street or other public property during construction, removal, repair, alteration or maintenance of a sign is permitted provided the space occupied is roped off, fenced off, or otherwise isolated.
- C. Maintenance. The owner of any sign shall keep it in good maintenance and repair which includes restoring, repainting, or replacement of a worn or damaged legally existing sign to its original condition; and shall maintain the premises on which the sign is erected in a clean, sanitary, and inoffensive condition, free and clear of all obnoxious substances, rubbish, weeds, and grass.

- D. Supporting Members or Braces of all signs shall be constructed of galvanized iron, properly treated wood, steel, copper, brass, or other non-corrosive incombustible material. Every means or device used for attaching any sign shall extend through the walls of the building should the Zoning Administrator determine that the safe and permanent support of such sign so requires and shall be securely anchored by wall plates and nuts to the inside of the walls in accordance with instructions given by the Zoning Administrator. Small flat signs containing less than 10 square feet of area may be attached to a building by the use of lag bolts or other means to the satisfaction of the Zoning Administrator.
- E. No Signs or any part thereof or sign anchors, braces, or guide rods shall be attached, fastened, or anchored to any fire escape, fire ladder, or standpipe and no such sign or any part of any such sign or any anchor, brace, or guide rod shall be erected, put up, or maintained so as to hinder or prevent ingress or egress through such door, doorway, or window or so as to hinder or prevent the raising or placing of ladders against such building by the Fire Department of the Town, as necessity therefore may require.

10.0712 NONCONFORMING SIGNS

Signs lawfully existing at the time of the adoption or amendment of this Ordinance may be continued although the size or location does not conform to this Ordinance and shall be subject to the nonconforming use provisions of Sections 10.0901 and 10.0902 of this Ordinance.

10.0713 PROHIBITED SIGNS

The following signs shall be prohibited within the Town of Grover:

- A. Off-premise and off-property advertising signs.
- B. Roof signs.
- C. Flashing or Animated Signs or signs with intermittent intensity of illumination, except for a sign indicating the time, date, and temperature.
- D. Signs Which Obstruct any door, fire escape, stairway, or any opening intended to provide ingress and egress to or from any building or structure.
- E. Any Sign Which May Obstruct or impair the view in any direction at the intersection of two streets through its placement or illumination.
- F. Signs Which Advertise Activities that are illegal under Federal or State laws or regulations, or County or Town ordinances or resolutions.

10.0714 FLAGS

Flags shall be allowed as follows:

- A. National, State, County and Town Flags shall not be subject to regulation.

- B. Businesses will be allowed one flag, not to exceed 15 square feet, identifying the business with text or a logo.

10.0715 SIGN PERMIT

Applications for a sign permit shall be made on forms provided by the Zoning Administrator or Town Clerk and shall contain or have attached thereto the following information:

- A. Name, Address, and telephone number of the applicant. Location of building, structure, or lot to which or upon which the sign is to be attached or erected.
- B. Name of Person, firm, corporation, or association erecting the sign.
- C. Written Consent of the owner or lessee of the building, structure, or land to which or upon which the sign is to be affixed.
- D. A Scale Drawing of such sign indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment.
- E. A Scale Drawing indicating the location and position of such sign in relation to nearby buildings or structures.
- F. Copies of any other permit required and issued for said sign.
- G. Additional Information as may be required by the Zoning Administrator or Plan Commission.
- H. Sign Permit Applications shall be filed with the Zoning Administrator, who shall review the application for its completeness and accuracy and approve or deny, in writing, the application within 30 days of receipt from the applicant unless the time is extended by written agreement with the applicant. A sign permit shall become null and void, if work authorized under the permit has not been completed within 6 months of the date of issuance.

10.0716 MEASURING SIGNS

In calculating the area of a sign to determine whether it meets the requirement of this Ordinance, the Zoning Administrator shall include the sign copy and any border or frame surrounding that copy. Supporting members of a sign shall be excluded from the area calculation. Area of irregularly shaped signs or signs containing two or more detached elements shall be determined by the area of the smallest regular polygon that will encompass all elements of the sign. For signs located on slopes, height shall be measured from the average finished grade.

SECTION 10.0800 MODIFICATIONS

10.0801 HEIGHT

The height limitations stipulated elsewhere in this Ordinance may be modified as follows:

- A. Architectural Projections, such as spires, belfries, parapet walls, cupolas, domes, flues and chimneys, are exempt from the height limitations of this Ordinance.
- B. Special Structures, such as elevator penthouses, gas tanks, grain elevators, observation towers, scenery lofts, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, and smoke stacks, are exempt from the height limitations of this Ordinance.
- C. Essential Services, utilities, water towers, electric power and communication transmission lines, and wind energy conversion systems are exempt from the height limitations of this Ordinance.
- D. Communication Structures, such as radio and television transmission and relay towers, aerials, radio and television receiving and transmitting antennas shall not exceed in height their distance from the nearest lot line. See Section 10.0508.I for requirements and modifications for wireless communication facilities.
- E. Public or Semipublic Facilities, such as schools, churches, hospitals, monuments, sanatoriums, libraries, governmental offices and stations, may be erected to a height of 85 feet, provided all required yards are increased not less than one foot for each foot the structure exceeds the district's maximum height requirement.

10.0802 YARDS

The yard requirements stipulated elsewhere in this Ordinance may be modified as follows:

- A. Uncovered Stairs, landings, ramps, and fire escapes may project into any yard but shall not exceed 6 feet in width nor be closer than 14 feet to any lot line.
- B. Architectural Projections, such as chimneys, flues, sills, bays, eaves, and ornaments, may project into any required yard, but such projection shall not exceed 2 feet.
- C. Off-Street Parking is permitted in all yards of all districts provided that commercial and industrial parking shall not be located closer than 25 feet to a residential district. All areas designated as parking areas must be surfaced with asphalt, concrete, brick, or crushed stone.
- D. Landscaping and vegetation are exempt from the yard requirements of this Ordinance, provided that such landscaping and vegetation shall not interfere with the vision clearance triangle as set forth in Section 10.0601 of this Ordinance.

10.0803 ACCESSORY USE REGULATIONS

Accessory uses are permitted as specified herein or under the zoning district regulations in Section 10.0300. A Zoning/Building Permit shall be required where specifically noted in this Section. The use and/or location requirements stipulated elsewhere in this Ordinance may be modified for accessory uses as follows:

- A. In R-1, R-2, and R-3 Districts accessory structures shall not exceed 2,000 square feet.
- B. Accessory Structures Permitted in the Side or Rear Yard. The following accessory structures may be permitted in the side or rear yard only:
 1. Accessory buildings, such as garages, gardening, tool, or storage sheds, or gazebos, upon the issuance of a Zoning/Building Permit. Accessory buildings shall be located at least 20 feet from the principal structure; shall be located not closer than 20 feet to a lot line; and shall not exceed 15 feet in height.
 2. Patios and decks, constructed at or below yard grade, may be erected, without a Zoning/Building Permit, adjacent to the principal structure, and shall be located not closer than 5 feet to a lot line.
 3. Decks located adjacent to a principal structure shall be located not closer to a lot line than the required side yard and rear yard requirements for the district in which they are located. Freestanding decks or decks surrounding private swimming pools separated from the principal structure shall be located at least 10 feet from the principal structure and shall be regulated in the same manner as an accessory garage, tool shed, or gazebo.
 4. Central air conditioning compressors, children's swing sets, children's play equipment, dog houses, compost piles, and gardens are permitted without a Zoning/Building Permit, provided that such uses shall be located at least 5 feet from a lot line.
 5. Accessory non-commercial pet kennels may be placed in the rear yard of any residential district upon the issuance of a Zoning/Building Permit provided that the kennel is located not closer than 20 feet from a lot line.
 6. Private swimming pools, upon the issuance of a Zoning/Building Permit, provided that:
 - a. Swimming pools shall not be constructed directly under or over electric transmission lines or within 15 feet of such lines. All electrical connections to a swimming pool shall be properly grounded so that no electrical current can be discharged into any part of the swimming pool or surrounding fence.
 - b. No water drained from swimming pools shall be discharged onto adjacent properties without written consent of the owner, or into a municipal sanitary sewerage system, or directly into a navigable body of water.

- c. Equipment shall be provided for the disinfection of all pool water. No gaseous chlorination shall be permitted.
 - d. Heating units, pumps, and filter equipment shall be adequately housed and muffled in such a manner as not to create a nuisance. Such equipment shall be located not closer than 20 feet to a lot line.
 - e. No private swimming pool shall be located closer than 20 feet to a lot line. No walkway surrounding a private swimming pool shall be located closer than 5 feet to a lot line.
 - f. No lighting installed around swimming pools shall throw any rays onto adjacent properties.
7. Private tennis courts and private volleyball courts accessory to a residential use may be placed in the side or rear yard in any residential district provided that the use is located not closer than 3 feet to any rear or side lot line; and provided that no lighting installed around a private recreation facility shall throw rays onto adjacent property.
- C. Accessory Uses Permitted in Any Yard. The following accessory uses and structures may be placed in any yard without a Zoning/Building Permit provided that such use does not interfere with the vision clearance triangle as set forth in Section 10.0601 of this Ordinance; shall not be located closer than 5 feet to a side or rear lot line and shall not exceed 15 feet in height: basketball hoops, bird baths, fountains, lawn furniture, religious statues, and wishing wells. Flag poles shall not be located closer than 5 feet to a side or rear lot line and shall not exceed the height limitation for the zoning district in which they are located.
- D. Rummage Sales may be conducted in any district provided that the rummage sale does not exceed 4 consecutive days in length and is not conducted more often than 3 times per year. Rummage sales do not require the issuance of a Zoning/Building Permit. Rummage sale signs shall be limited as provided in Section 10.0703.E of this Ordinance.
- E. Fences are a permitted accessory use in any district and may be erected upon the issuance of a Zoning/Building Permit, unless otherwise specified. No solid fences shall be located within 100 feet of a highway or street centerline or within 15 feet of the pavement on the street side yard of a corner lot. All fences shall comply with the following requirements:
1. Fences in the A-1 Agricultural District are permitted up to the lot line and shall not exceed 4 feet in height in the street yard or 6 feet in height in the side yard or rear yard. All fences in the agricultural district erected in a street yard shall be “open fences” as defined in Section 10.1602 of this Ordinance. Barbed wire and electric fences are permitted in the A-1 zoning districts. No permit is required for agricultural fences in the A-1 district.
 2. Residential Fences are permitted up to the lot line in the side and rear yards of residential districts, but shall not exceed a height of 6 feet, and shall not extend into the street yard. Residential fences may be “solid fences” as

defined in Section 10.1602 of this Ordinance. Residential fences shall be constructed in such a manner that the “finished” side shall face the neighboring property. Fence posts shall be on the side of the fence facing the permit applicant's property.

3. Ornamental Fences, as defined in Section 10.1602 of this Ordinance, are permitted in the street yard in any district, but shall not be erected in a street right-of-way and shall not exceed a height of 4 feet. Ornamental fences shall comply with the traffic visibility requirements set forth in Section 10.0601 of this Ordinance. Ornamental fences shall be constructed in such a manner that the “finished” side shall face the neighboring property. Fence posts shall be on the side of the fence facing the permit applicant's property.
 4. Security Fences or screening fences are permitted up to the property lines in all districts except residential districts, but shall not exceed 10 feet in height and shall be “open fences” as defined in Section 10.1602 of this Ordinance when located in the street yard. Security fences may include up to 4 strands of barbed wire on the top of the fence provided that the barbed wire is at least 8 feet above grade with the vertical supports for the barbed wire slanting inward away from the property line. Security and screening fences shall comply with the traffic visibility requirements set forth in Section 10.0601 of this Ordinance. Security fences shall be constructed in such a manner that the “finished” side shall face the neighboring property. Fence posts shall be on the side of the fence facing the permit applicant's property.
- F. Antennas. The Town of Grover recognizes that the development of various antennas, including satellite dish antennas, and their increased use poses questions of regulation not often addressed in local zoning ordinances. In developing antenna regulations, the interest of the antenna owner in the use of the device must be balanced with the interest of adjoining property owners and the general public. To protect the health and safety of all citizens, as well as the aesthetic values embodied in this Ordinance, the following regulations shall apply to all terrestrial and satellite dish antennas, with the exception of satellite antennas with a diameter of 2 feet or less:
1. Terrestrial antennas and satellite dish antennas may be located in the side or rear yard or on the roof of the principal structure in all zoning districts.
 2. All freestanding terrestrial antennas and roof antennas shall meet the height requirements for the district in which they are located, except as provided in Section 10.0801 of this Ordinance.
 3. All free standing terrestrial antennas shall be located not less than one foot from a lot line for each one foot of height above the surrounding grade. (See Appendix B, Illustration No. 3).
 4. Roof mounted antennas may be mounted one foot above the roofline for each one foot from the nearest lot line.
 5. All satellite dish antennas shall be located not less than 5 feet from a side or rear lot line. (See Appendix B, Illustration No. 3).

6. All antennas, including satellite dish antennas, shall be constructed and anchored in such a manner to withstand winds of not less than 80 miles per hour and such installations shall be constructed of noncombustible and corrosive resistant materials.
 7. All antennas, including satellite dish antennas, shall be filtered and/or shielded so as to prevent the emission or reflection of electromagnetic radiation that would cause any harmful interference with the radio and/or television broadcasting or reception on adjacent properties. In the event that harmful interference is caused subsequent to its installation, the owner of the dish antenna shall promptly take steps to eliminate the harmful interference in accordance with Federal Communications Commission regulations.
 8. Not more than one terrestrial and one satellite dish antenna per dwelling unit shall be permitted on a lot or parcel in a residential zoning district.
 9. Satellite dish antennas shall be located and designed to reduce their visual impact on surrounding properties.
 10. Portable or trailer-mounted antennas are not permitted with the exception of temporary installation for on-site testing and demonstration purposes for a period not to exceed 2 days at any one location.
 11. In the event the property owner of a parcel of land located in a residential district determines and documents that the placement of an antenna in a side or rear yard would prevent its use for its intended purpose, the property owner may apply to the Zoning Board of Appeals for a variance to allow for the installation of the antenna in a front yard location. The procedure for issuing the variance shall follow the procedure set forth in Section 10.1400 of this Ordinance.
- G. Home Occupations and Professional Home Offices are permitted accessory uses in the A-1 Agricultural District and in any residential district, not requiring a Zoning/Building Permit, provided that:
1. The use of the residential dwelling for the home occupation or professional home office shall be clearly incidental and subordinate to its residential use and shall not occupy more than 25 percent of the floor area of one floor.
 2. No home occupation or professional home office shall be located in or conducted in an accessory structure.
 3. No persons other than residents of the premises shall be employed or engaged in such home occupation or professional home office. Other persons may be employed by the business but no non-resident shall work on the premises.
 4. No traffic shall be generated by the home occupation or professional home office in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of the home occupation or use shall be provided off the street and other than in the required street yard.

5. On-site retail sales shall be limited to goods made on the premises.
6. No outdoor storage of equipment or products shall be permitted.
7. Home occupations, which comply with the conditions set forth above, may include, but are not limited to baby sitting, barber or beauty shops for no more than 2 customers, canning, crafts, dance studios, desktop publishing and other computer services, dressmaking, insurance or real estate agencies, laundering, millinery, photographic studios, piano teaching, telephone marketing, and word processing.
8. Home occupations shall not include auto body or engine repair or construction trades.

10.0804 COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT

Modifications to requirements of this Ordinance may be granted by the Plan Commission for the purpose of complying with the requirements of Title II Public Services and Title III Public Accommodations and Commercial Facilities of the Federal Americans with Disabilities Act. Such compliance may require the waiving or modifications to setback and yard requirements; parking requirements; sign requirements; and site design and landscaping requirements. Modifications granted by the Plan Commission shall be limited to the minimum extent necessary to make structures and uses accessible and barrier free.

10.0805 ADDITIONS

Additions in the front yard of existing structures shall not project beyond the average of the existing setbacks on the abutting lots or parcels.

10.0806 CORNER LOTS

Corner lots shall provide a street yard on each street that the lot abuts. The remaining yards shall be a rear yard behind the main entrance to the structure and one side yard.

10.0807 EXISTING SUBSTANDARD LOTS

A lot in any residential district which does not contain sufficient area to conform to the dimensional requirements of this Ordinance but which is at least 100 feet wide and 40,000 square feet in area may be used as a single-family building site provided that the use is permitted in the zoning district, providing the lot is of record in the County Register of Deed's Office prior to the effective date of this Ordinance, and provided that the lot is in separate ownership from abutting lands. Substandard lots shall be required to meet the setbacks and other yard requirements of this Ordinance.

SECTION 10.0900 NONCONFORMING USES AND STRUCTURES

10.0901 EXISTING NONCONFORMING USES

The lawful nonconforming use of a structure, land, or water existing at the time of the adoption or amendment of this Ordinance may be continued although the use does not conform with the provisions of this Ordinance; however:

- A. **Only That Portion** of the land or water in actual use may be so continued and the structure may not be extended, enlarged, reconstructed, substituted, moved, or structurally altered except when required to do so by law or order or so as to comply with the provisions of this Ordinance.
- B. **Substitution of New Equipment** may be permitted by the Zoning Board of Appeals if such equipment will reduce the incompatibility of the nonconforming use with the neighboring uses.

10.0902 ABOLISHMENT OR REPLACEMENT

If such nonconforming use is discontinued or terminated for a period of 12 months, any future use of the structure, land, or water shall conform to the provisions of this Ordinance. When a nonconforming use or structure is damaged by fire, explosion, flood, the public enemy, or other calamity, the use or structure may be repaired to the extent it existed prior to its destruction.

10.0903 EXISTING NONCONFORMING STRUCTURES

The conforming use of a nonconforming structure existing at the time of the adoption or amendment of this Ordinance may be continued although the structure's size or location does not conform with the established building setback line along streets, or the yard, height, parking, loading, and/or access provisions of this Ordinance. Additions and enlargements to nonconforming structures are permitted provided that the addition does not encroach further upon yard and height requirements than the existing encroachment. Expanded or extended nonconforming structures shall conform with the established parking, loading, and access provisions of this Ordinance.

10.0904 CHANGES AND SUBSTITUTIONS

Once a nonconforming use has been changed to conform, it shall not revert back to a nonconforming use or structure. Once the Zoning Board of Appeals has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use, the original use shall lose its status as a legal nonconforming use and become subject to all the conditions required by the Zoning Board of Appeals.

SECTION 10.1000 SITE PLAN REVIEW AND ARCHITECTURAL CONTROL

10.1001 PURPOSE AND INTENT

For the purpose of promoting compatible development, stability of property values, and to prevent impairment or depreciation of property values, no person shall commence any use or erect any structure for commercial or industrial purposes, with the exception of agricultural, single-family and two-family dwellings, without first obtaining the approval of the Plan Commission of detailed site and architectural plans as set forth in this Section.

The Plan Commission shall review the site plans, plans for existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, loading and unloading areas and facilities, highway access, traffic generation and circulation, drainage, sewage and water systems, and utilization of landscaping and open space and the proposed operation for development in all districts except the A-1 Agricultural district, and the R-1, R-2, and R-3 Residential districts. The Plan Commission shall grant or deny the associated Zoning/Building Permit, Conditional Use Permit, or other referred permit applications.

10.1002 PRINCIPLES

To implement and define criteria for the purposes set forth in Section 10.1001, the following principles are established to apply to all new structures and uses and to changes or additions to existing structures and uses.

- A. No Building or Use regulated by this Section shall be permitted that would have a negative impact on the maintenance of safe and healthful conditions in the Town.
- B. Buildings and Uses regulated by this Section shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical. The Plan Commission may require that drainage easements be executed.
- C. Buildings and Uses regulated by this Section shall provide for adequate construction site erosion control measures. The Plan Commission shall require erosion control plans in accordance with Section 10.0210 and may establish time schedules for landscaping and revegetation of construction sites. Erosion control plans shall be in conformance with the requirements of Section COMM 21.125 of the Wisconsin Administrative Code.
- D. Buildings and Uses regulated by this Section shall provide for safe traffic circulation and safe driveway locations.
- E. Buildings and Uses regulated by this Section shall provide adequate parking and loading areas.
- F. Buildings and Uses regulated by this Section shall be provided with adequate public services as approved by the appropriate utility.

- G. Use of Exterior Lighting shall be designed in such a manner that all light rays are directed downward onto the property. No rays shall be directed towards adjacent properties.

10.1003 ADMINISTRATION

Plan data shall be submitted to the Zoning Administrator who shall transmit all applications and their accompanying plans to the Plan Commission for their review. Plan data to be submitted with all plan review applications shall include the following:

- A. Site plan drawn to a recognized engineering scale.
- B. Name of project.
- C. Owner's and/or developer's name and address.
- D. Architect and/or engineer's name and address.
- E. Date of plan submittal.
- F. Scale of drawing and north arrow.
- G. Existing and Proposed Topography shown at a contour interval not more than 2 feet. Topography shall extend 40 feet onto adjacent property, or to the building on the adjacent lot, whichever is greater.
- H. The Characteristics of Soils related to contemplated specific uses.
- I. Total Number of parking spaces.
- J. The Type, Size, and location of all structures with all dimensions shown.
- K. Height of all structures.
- L. Existing and proposed street names.
- M. Existing and proposed public rights-of-way and widths.
- N. Location of existing and proposed sanitary sewers, storm sewers, and water mains, if appropriate.
- O. Location of proposed storm water management facilities, including detention and retention areas.
- P. Location of existing trees.
- Q. Location, Extent, and type of proposed landscaping.
- R. Location of existing and proposed sidewalks and walkways.
- S. A Graphic Outline of any proposed development staging.
- T. Architectural Plans, elevations, and perspective drawings and sketches

illustrating the design and character of proposed structures.

10.1004 REVIEW AND FINDINGS

The Plan Commission shall review the referred plans within a reasonable period of time following their submittal and render a decision no later than 60 days following their receipt. The Plan Commission shall not approve any plans unless they find after viewing the application that the structures or use, as planned, will not violate the intent and purpose of this Ordinance and that said plans will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or traffic congestion, or otherwise endanger the public health or safety.

10.1005 SURETIES

The Plan Commission may impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule. The Plan Commission may further require a fee equal to the cost of any legal, engineering, administrative, or fiscal work undertaken by the Town in their review of a development project.

10.1006 APPEALS

Any person or persons aggrieved by any decisions of the Plan Commission related to plan review may appeal the decision to the Zoning Board of Appeals. Such appeal shall be filed with the Town Clerk within 30 days after the date of the decision by the Board.

SECTION 10.1100 PERFORMANCE STANDARDS

10.1101 COMPLIANCE

This Ordinance permits specific uses in specific districts; and these performance standards are designed to limit, restrict, and prohibit the effects of those uses outside their lot lines or district. All structures, land, air, and waters shall hereafter, in addition to their use and site regulations, shall comply with the following performance standards.

10.1102 FIRE AND EXPLOSIVE HAZARDS

All activities involving the manufacturing, utilization, processing, or storage of flammable or explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate fire-fighting and fire-suppression equipment and devices that are standard in the industry. All materials that range from active to intense burning shall be manufactured, utilized, processed, or stored only within completely enclosed buildings which have incombustible exterior walls and an automatic fire extinguishing systems. The above-ground storage capacity of materials that produce flammable or explosive vapors shall not exceed 50,000 gallons.

10.1103 GLARE AND HEAT

No activity shall emit glare or heat that is visible or measurable outside its lot lines except activities which may emit sky-reflected glare, which shall not be visible outside their district. All operations producing intense glare or heat shall be conducted within a completely enclosed building. Exposed sources of light shall be shielded so as not to be visible outside their lot lines.

10.1104 WATER QUALITY PROTECTION

No activity shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that might run off, seep, percolate, or wash into surface or subsurface waters so as to contaminate, pollute, or harm such waters or cause nuisances such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness or be harmful to human, animal, plant, or aquatic life.

In addition, no activity shall withdraw water or discharge any liquid or solid materials so as to exceed, or contribute toward the exceeding of, the minimum standards set forth in Chapter NR 102 of the Wisconsin Administrative Code.

10.1105 NOISE AND VIBRATION

No operation or activity shall transmit any noise or vibration that is above the vibration perception threshold of an individual at or beyond the Industrial or Commercial District boundaries. Vibration perception threshold means the minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects. Vibrations not directly under the control of the property user and vibrations from temporary construction or maintenance activities shall be exempt from the above standard.

All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character, or shrillness.

10.1106 ODORS

No non-agricultural activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious, or unhealthful outside their premises. The guide for determining odor measurement and control shall be Chapter NR 429 of the Wisconsin Administrative Code and amendments thereto.

10.1107 PARTICULATE EMISSIONS

No operation of activity shall emit any particulate matter into the ambient air which exceeds the limitations as defined in Chapter NR 429, Wisconsin Administrative Code.

10.1108 VISIBLE EMISSIONS

No person or activity shall emit any fly ash, dust, fumes, vapors, mists, or gases in such quantities so as to substantially contribute to exceeding state or federal air pollution standards. No operation or activity shall emit into the ambient air from any direct or portable source any matter that will affect visibility in excess of the limitations established in Chapter NR 431, Wisconsin Administrative Code.

10.1109 RADIOACTIVITY AND ELECTRICAL DISTURBANCES

No activity shall emit radioactivity or electrical disturbances outside its premises that are dangerous or adversely affect the use of neighboring premises.

10.1110 VIBRATION

No activity shall emit vibrations which are discernible without instruments outside its premises or the district.

10.1111 LIGHTING

No exterior lighting used for parking lots, recreational facilities, product display, or security shall be permitted to spill over on operators of motor vehicles, pedestrians, and uses of land in abutting lots or public rights-of-way. These requirements shall not apply to lighting placed in a public right-of-way for public safety. Accent lighting and low voltage lighting (12 volts or less) are exempt from these requirements.

- A. Orientation. No exterior lighting fixture shall be oriented so that the lighting element (or a transparent shield) is visible from a property in a residential district. Light rays shall not be directed into street rights-of-way or upward into the atmosphere. The use of shielded luminaires, or luminaires with cutoff optics, and careful fixture placement is encouraged to facilitate compliance with this requirement.
- B. Minimum Lighting Standards. All areas designated on approved site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas at a minimum intensity of 0.4 foot-candles, exclusive of approved anti-vandal lighting.
- C. Intensity of Illumination. The intensity of illumination, measured at the property line, shall not exceed 0.5 foot-candles.
- D. Flashing, Flickering, and other Distracting Lighting which may distract motorists is prohibited.
- E. Nonconforming Lighting. All lighting fixtures approved prior to the adoption of this Ordinance not meeting the above criteria shall be treated and regulated as legal nonconforming uses under Section 10.0900.

10.1112 ADMINISTRATION

Determinations necessary for the administration and enforcement of these standards range from those which can be made by a reasonable person using normal senses and no mechanical equipment, to those requiring substantial technical competence and complex equipment. It is the intent of this ordinance that the methods to be used in determining compliance shall be the responsibility of the Zoning Administrator subject to the following procedure:

- A. Approval of Building Permits.
Prior to approving a Zoning/Building Permit for any industrial use or any change thereof, the Zoning Administrator shall have received from the applicant evidence or assurance that the proposed use or changing use will satisfy all the standards of this ordinance.

B. Violation of Standards.

Whenever the Zoning Administrator has reason to believe the air quality, vibration and exterior lighting standards of this ordinance have been violated, written notice shall be made by certified mail to the person or persons responsible for the alleged violation. Such notice shall describe the alleged violation and shall require an answer or correction of the alleged violation within thirty (30) days. Failure to reply or correct the alleged violation within thirty (30) days may cause lawful action to be taken to cause correction as provided in this ordinance or referral of the alleged violation to the appropriate authorities .

SECTION 10.1200 ADMINISTRATION

10.1201 TOWN BOARD

A. Powers and Duties.

The Town Board, in general, performs the following functions in relation to matters addressed by this ordinance:

1. Adopt and periodically review a schedule of all fees, payable by applicants, for the review and processing of all permits and applications, including but not limited to, Zoning/Building Permits, Temporary Use Permits, Sign Permits, formal Site Plan Review, Conditional Use Permits, applications for variances, applications for amendments to this ordinance (text or map), appeals of decisions of the Permit Issuer and appeals of decisions of the Planning Commission on Site Plan Review applications.
2. Approves, approves with changes, or disapproves, after due consideration of any recommendations made by the Planning Commission, any application for an amendment to this ordinance, including applications for amendment to the officially adopted zoning map.
3. Approves, approves with conditions, or disapproves, after due consideration of the recommendations made by the Planning Commission, any application for a subdivision plat.
4. Takes such other action not delegated to other bodies that may be desirable and necessary to implement the provisions of this ordinance.

10.1202 PLAN COMMISSION

The Plan Commission under this ordinance is the Planning Commission that has been duly created by the Town of Grover. It is the responsibility of the Plan Commission to implement and enforce this ordinance as set forth hereafter. The Plan Commission shall consist of seven (7) members, appointed by the Town Board Chairperson and subject to approval by the Town Board, selected for their knowledge of and interest in matters pertaining to this ordinance. Members shall serve three (3) year terms, except that of those first appointed two shall serve for one year, two for two years and three for three years. Annually, the Town Board Chairperson shall appoint a Commission Chairperson. The members of the Planning Commission shall thereafter elect other officers as may, in their judgment, be necessary.

10.1203 ORGANIZATION

- A. The Planning Commission shall have power to adopt rules and regulations for its own governance consistent with the provisions of this or any other ordinance of the Town.
- B. Meetings of the Planning Commission shall be held at the call of the Commission Chairperson, or at such other times as the Town Board may determine necessary.

- C. All meetings of the Planning Commission shall be public. The Planning Commission shall keep minutes of its proceedings showing its action and the vote of each member upon questions requiring a vote or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions.
- D. The presence of four (4) members of the Planning Commission shall constitute a quorum. The concurring vote of three (3) members shall be required to any matter upon which it is required to pass under this ordinance. The grounds of every such determination shall be based on evidence presented in the record.
- E. The Planning Commission may call on the Permit Issuer or other administrative officials for assistance in the performance of its duties, and it shall be the duty of such officials to provide such assistance as is reasonably requested.

10.1204 POWERS AND DUTIES

The Planning Commission shall have the following powers and duties:

- A. To initiate, hear, review and offer its recommendations to the Town Board on applications for amendments to this ordinance, including applications for amendments to the officially adopted zoning map.
- B. To hear, review and offer its recommendations to the Town Board on applications for subdivision plats.
- C. Upon conducting a public hearing, review and determination the Plan Commission may authorize the Zoning Administrator to issue a conditional use permit for conditional uses
- D. To review and decide on applications for site plan review.
- E. At the request of the Town Board, to prepare and recommend to the Town Board a comprehensive plan for the Town, and from time to time to recommend the Town Board such amendments to the plan as it deems appropriate.
- F. To aid and assist the Town Board in implementing the Towns adopted land use policies and in planning, developing and completing specific projects.

10.1205 PUBLIC INFORMATION

To the fullest extent possible, the Plan Commission and its staff shall make available to the public all reports and documents concerning the Town Comprehensive Plan and any component thereof. In addition:

- A. All Available Information in the form of reports, bulletins, maps, and engineering data shall be readily available and widely distributed.
- B. The Plan Commission may set fees necessary to recover the costs of providing information to the public.

10.1206 ZONING ADMINISTRATOR DESIGNATED

The Town Zoning Administrator is hereby designated as the administrative and enforcement officer for the provisions of this Ordinance. The duty of the Zoning Administrator shall be to interpret and administer this Code and to issue, after on-site inspection if needed, all permits required by this Code. The Zoning Administrator shall further:

- A. Maintain Records of all permits issued, inspections made, work approved, and other official actions.
- B. Inspect all structures, lands, and waters as often as necessary to assure compliance with this Code.
- C. Investigate all complaints made relating to the location of structures and the use of structures, lands, and waters, give notice of all violations of this Code to the owner, resident, agent, or occupant of the premises, and report uncorrected violations to the Town Board, Plan Commission and Town Attorney in a manner specified by him.
- D. Assist the Town Board, Plan Commission and Town Attorney in the prosecution of Code violations.
- E. Issue citations for enforcement of and or violation of this ordinance.
- F. Be Permitted Access to premises and structures during reasonable hours to make those inspections as deemed necessary by him to ensure compliance with this Code. If, however, he is refused entry after presentation of his identification, he may procure a special inspection warrant in accordance with Section 66.0119 of the Wisconsin Statutes.
- G. Prohibit the use or erection of any structure, land or water until he has inspected and approved such use or erection.
- H. Attend all meetings of the Town Plan Commission and the Town Zoning Board of Appeals.

10.1207 ZONING/BUILDING PERMIT REQUIRED

See Section 10.0203.

10.1208 CONDITIONAL USE PERMIT

See Section 10.0500.

10.1209 TEMPORARY USES

See Section 10.0511.

10.1210 SITE PLAN AND ARCHITECTURAL REVIEW

See Section 10.1000.

10.1211 PERMIT FEES
See Section 10.0214.

10.1212 DOUBLE FEE
See Section 10.0215.

10.1213 VIOLATIONS
See Section 10.0216.

10.1214 REMEDIAL ACTION
See Section 10.0217.

10.1215 PENALTIES
See Section 10.0218.

SECTION 10.1300 ZONING BOARD OF APPEALS

10.1301 ESTABLISHMENT

There is hereby established a Zoning Board of Appeals for the Town of Grover for the purpose of hearing appeals and applications, and granting variances and exceptions to the provisions of this Zoning Ordinance.

10.1302 MEMBERSHIP

The Zoning Board of Appeals shall consist of 5 members appointed by the Town Chairperson and confirmed by the Town Board.

- A. Terms shall be for staggered 3-year periods.
- B. The Chairperson shall be elected by the Zoning Board of Appeals.
- C. An Alternate Member may be appointed by the Town Chairperson for a term of 3 years and shall act only when a regular member is absent or refuses to vote because of a conflict of interest.
- D. The Secretary shall be elected by the Zoning Board of Appeals.
- E. The Zoning Administrator shall attend meetings for the purpose of providing technical assistance when requested by the Board.
- F. Official Oaths shall be taken by all members in accordance with the Wisconsin Statutes within 10 days of receiving notice of their appointment.
- G. Vacancies shall be filled for the unexpired term in the same manner as appointments for a full term.

10.1303 ORGANIZATION

The Zoning Board of Appeals shall organize and adopt rules of procedure for its own governance in accordance with the provisions of this Ordinance.

- A. Meetings shall be held at the call of the Chairperson and shall be open to the public.
- B. Minutes of the proceedings and a record of all actions shall be kept by the secretary, showing the vote of each member upon each question, the reasons for the Board's determination, and its finding of facts. These records shall be immediately filed in the office of the Board of Appeals (Town Hall) and shall be a public record.
- C. The Concurring Vote of 4 members of the Board shall be necessary to correct an error; grant a variance; make an interpretation; and permit a substituted use.

10.1304 POWERS

The Zoning Board of Appeals shall have the following powers:

- A. Errors. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator or Plan Commission.
- B. Variances. To hear and grant appeals for variances that will not be contrary to the public interest, where, owing to special conditions, a literal enforcement will result in unnecessary hardship, so that the spirit and purposes of this Ordinance shall be observed and the public safety, welfare, and justice secured.
- C. Interpretations. To hear and decide application for interpretations of the zoning regulations and the boundaries of the zoning districts after the Town Plan Commission has made a review and recommendation.
- D. Substitutions. To hear and grant applications for substitution of more restrictive nonconforming uses for existing nonconforming uses provided no structural alterations are to be made and the Town Board has made a review and recommendation. Whenever the Board permits such a substitution, the use may not thereafter be changed without application.
- E. Permits. The Board may reverse, affirm wholly or partly, modify the requirements appealed from, and may issue or direct the issuance of a permit.
- F. Assistance. The Board may request assistance from other Town officers, departments, commissions, and boards.
- G. Oaths. The Chairperson may administer oaths and compel the attendance of witnesses.

10.1305 APPEALS AND APPLICATIONS

Appeals from the decisions of the Zoning Administrator and Plan Commission concerning the literal enforcement of this Ordinance may be made by any person aggrieved or by any officer, department, or board of the Town. Such appeals shall be filed with the secretary within 30 days after the date of written notice of the decision or order of the Zoning Administrator and Town Plan Commission. Applications for other determinations by the Board of Appeals provided by this Ordinance may be made by the owner or lessee of the structure, land, or water to be affected at any time and shall be filed with the secretary. Such appeals and applications shall include the following information:

- A. Name and Address of the appellant or applicant and all abutting and opposite property owners of the record.
- B. Plat of Survey prepared by a registered land surveyor, or a location sketch drawn to scale, showing all of the information required under Section 10.0203 for a Zoning/Building Permit.

- C. Additional Information required by the Town Board, Town Plan Commission, Zoning Board of Appeals, or Zoning Administrator.

10.1306 HEARINGS

The Zoning Board of Appeals shall fix a reasonable time and place for the required public hearing, and shall give notice as specified in Section 10.1500 of this Ordinance. At the hearing, the appellant or applicant may appear in person, by agent, or by attorney.

10.1307 FINDINGS

No variance to the provisions of this Ordinance shall be granted by the Board unless it finds that all the following facts and conditions exist and so indicates in the minutes of its proceedings.

- A. Preservation of Intent. No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated principal use, accessory use, or conditional use in that particular district.
- B. Exceptional Circumstances. There must be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties of uses in the same district and the granting of the variance would not be of so general or recurrent nature as to suggest that the Zoning Ordinance should be changed.
- C. Economic Hardship and Self-Imposed Hardship Not Grounds for Variance. No variance shall be granted solely on the basis of economic gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of a variance.
- D. Preservation of Property Rights. The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
- E. Absence of Detriment. No variance shall be granted that will create substantial detriment to adjacent property and will materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.

10.1308 DECISION

The Zoning Board of Appeals shall decide all appeals and applications within 30 days after the final hearing and shall transmit a signed copy of the Board's decision to the appellant or applicant, Zoning Administrator, Plan Commission, and the Town Board.

- A. Conditions may be placed upon any Zoning/Building Permit ordered or authorized by this Board.
- B. Variances or Substitutions granted by the Board shall expire within 12 months unless substantial work has commenced pursuant to such grant.

10.1309 REVIEW BY COURT OF RECORD

Any person or persons aggrieved by any decision of the Zoning Board of Appeals may present to the court of record a petition duly verified setting forth that such decision is illegal and specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days after the filing of the decision in the office of the Zoning Board of Appeals.

SECTION 10.1400 CHANGES AND AMENDMENTS

10.1401 AUTHORITY

Whenever the public necessity, convenience, general welfare, or good zoning practice require, the Town Board may, by ordinance, change the district boundaries or amend, change, or supplement the regulations established by this Ordinance or amendments thereto. Such change or amendment shall be subject to the review and recommendation of the Town Plan Commission.

10.1402 INITIATION

A change or amendment may be initiated by the Town Board, Town Plan Commission, or by a petition of one or more of the owners or lessees of property within the area proposed to be changed.

10.1403 PETITIONS

Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Town Clerk, describe the premises to be rezoned, or the regulations to be amended, list the reasons justifying the petition, specify the proposed use and have attached the following:

- A. Plot Plan drawn to a scale of one inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.
- B. Owner's Names and Addresses of all properties adjacent to and bordering the area proposed to be rezoned.
- C. Additional Information required by the Town Plan Commission or Town Board.

10.1404 RECOMMENDATIONS

The Town Plan Commission shall review all proposed changes and amendments within the limits of the Town and shall recommend that the petition be granted as requested, modified, or denied. The recommendation shall be made at a meeting subsequent to the meeting at which the petition is first submitted and shall be made in writing to the Town Board.

10.1405 HEARINGS

The Town Board shall hold a public hearing upon each recommendation, and shall give notice as specified in Section 10.1500 of this Ordinance.

10.1406 TOWN BOARD ACTION

Following such hearing and after careful consideration of the Town Plan Commission's recommendations, the Town Board shall vote on the passage of the proposed change or amendment.

10.1407 PROTEST

In the event of a protest against such district change or amendment to the regulations of this Ordinance, duly signed and acknowledged by the owners of 20 percent or more either of the land area included in such proposed change, or by the owners of 20 percent or more of the area of the land immediately adjacent and extending 100 feet therefrom, or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by a unanimous vote of the Town Board.

SECTION 10.1500 NOTICES OF PUBLIC HEARING

10.1501 NOTICES OF PUBLIC HEARING

- A. A Public Hearing which the Town Board, Town Plan Commission, or Zoning Board of Appeals is required to hold under the terms of this Ordinance amending this Ordinance, and including applications for amendment(s) to the officially adopted zoning map shall be preceded by a Class II Notice of Public Hearing pursuant to Chapter 985.07 (2) Wisc. Stats. Said Public Notice shall specify the date, time, and place of said hearing and shall state the matter to be considered at said hearing. The Class II Public Notice shall be published in a newspaper of general circulation at least once each week for 2 consecutive weeks and the hearing shall not be held until at least 7 days following the last publication.
- B. Notice of the Public Hearing requiring a Class II Notice shall be mailed to all parties-in-interest at least 7 days before the hearing. Parties-in-interest shall be defined as the applicant, the clerk of any municipality whose boundaries are within 1,000 feet of any lands included in the petition, and the owners of all lands included in the petition and all lands adjacent to or bordering the lands included in the petition. Failure to give any notice to any property owner shall not invalidate the action taken by the Town Board, Town Plan Commission, or Zoning Board of Appeals.
- C. A Public Hearing which the Town Board, Town Plan Commission, or Zoning Board of Appeals is required to hold under the terms of this Ordinance including, but not limited to, conditional use permits; variances; and special exceptions shall be preceded by a Class I Notice of Public Hearing pursuant to Chapter 985.07 (1) Wisc. Stats. and shall specify the date, time, and place of said hearing and shall state the matter to be considered at said hearing.
- D. Notice of the Public Hearing requiring a Class I Notice shall be mailed to all parties-in-interest at least 7 days before the hearing. Parties-in-interest shall be defined as the applicant, the clerk of any municipality whose boundaries are within 1,000 feet of any lands included in the petition, and the owners of all lands included in the petition and all lands adjacent to or bordering the lands included in the petition. Failure to give any notice to any property owner shall not invalidate the action taken by the Town Board, Town Plan Commission, or Zoning Board of Appeals.

SECTION 10.1600 DEFINITIONS

10.1601 GENERAL DEFINITIONS

For the purpose of this Ordinance, certain words or phrases shall have meanings that either vary somewhat from their customary dictionary meanings or are intended to be interpreted to have a specific meaning. Words used in the present tense in this Ordinance include the future. The word “person” includes a firm, association, partnership, trust, company, or corporation as well as an individual. The word “shall” is mandatory, the word “should” is advisory, and the word “may” is permissive. Any words not defined in this Section shall be presumed to have their customary dictionary definitions.

10.1602 SPECIFIC WORDS AND PHRASES

ACCESSORY USE OR STRUCTURE: A use or detached structure subordinate to the principal use of a structure, land, or water and located on the same lot or parcel serving a purpose customarily incidental to the principal use or the principal structure.

ACRE: A measure of land area containing 43,560 square feet.

ADJACENT LOT OR LAND: Parcels of land that share all or part of a common lot line with another lot or parcel of land, including parcels that are abutting solely at corner points. Also referred to as “contiguous parcels”.

ADULT BOOKSTORE: An establishment having as a substantial or significant portion of its stock in trade for sale, rent, lease, inspection, or viewing, books, films, video cassettes, magazines, or other periodicals which are distinguished or characterized by their emphasis on matters depicting, describing or related to “specified anatomical areas” as defined below, or an establishment with a segment or section devoted to the sale, rent, and display of such material.

ADULT CABARET: A cabaret which features topless dancers, strippers, male or female impersonators, or similar entertainers.

ADULT ENTERTAINMENT: Any exhibition of any motion pictures, live performance, display or dance of any type, which has as its dominant theme, or is distinguished or characterized by an emphasis on, any actual or simulated “specified sexual activities” or “specified anatomical areas.”

ADULT MINI-MOTION PICTURE THEATER: An enclosed building with a capacity of less than 50 persons used for presenting material having as its dominant theme, or distinguished or characterized by an emphasis on, matters depicting, describing or relating to “specified sexual activities” or “specified anatomical areas,” as defined below, for observation by patrons therein.

ADULT MOTION PICTURE THEATER: An enclosed building with a capacity of 50 or more persons used for presenting materials distinguished or characterized by an emphasis on matters depicting, describing, or relating to “specified sexual activities” or “specified anatomical areas,” as defined below, for observation by patrons therein.

ADULT-ORIENTED ESTABLISHMENT: Includes, but is not limited to, “adult bookstores,” “adult motion picture theaters,” “adult mini-motion picture establishments,” or “adult cabarets.” It further means any premises to which public patrons or members are invited or admitted and which are so physically arranged so as to provide booths, cubicles, rooms, compartments, or stalls separate from the common areas of the premises for the purposes of viewing adult-oriented motion pictures, or wherein an entertainer provides adult entertainment to a member of the public, a patron or a member, whether or not such adult entertainment is held, conducted, operated or maintained for a profit, direct or indirect.

AIRCRAFT: A contrivance designed for navigation of or flight in the air.

AIRPORT: A place where aircraft can land and take off, usually equipped with hangars and facilities for refueling and repair.

ALLEY: A special public right-of-way affording only secondary access to abutting properties.

AUTOMOBILE WRECKING YARD: An establishment that cuts up, compresses, or otherwise disposes of motor vehicles.

BABY SITTING: The act of providing care and supervision for fewer than 4 children. This definition does not apply when the baby sitter is related to the child, or when more than 4 children in one household are related.

BARNYARD: A fenced area adjoining a barn used primarily for the keeping of animals.

BASEMENT: That portion of any structure that is located below lot grade or a room(s) with a ceiling that is less than 4 feet above lot grade. Basement floor areas shall not be used to compute minimum floor areas as required by this Ordinance.

BED AND BREAKFAST ESTABLISHMENT: Any place of lodging that provides 4 or fewer rooms for rent, is the owner's personal residence, and is occupied by the owner at the time of rental.

BILLBOARD: A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

BOARDINGHOUSE: A building other than a hotel or restaurant where meals or lodging are regularly furnished by pre-arrangement for compensation for 4 or more persons not members of a family, and not open to transient customers.

BUILDING: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

BUILDING COVERAGE: The ratio of the horizontal area measured from the exterior surface of the exterior walls of the ground floor of all principal and accessory buildings on a lot to the total lot area. Also referred to as Lot Coverage.

BUILDING HEIGHT: The vertical distance measured from the mean elevation of the finished lot grade along the street yard face of the structure to the highest point of the roof.

BUILDING PERMIT: A document signed by the Zoning Administrator as a condition precedent to the commencement of a use or the erection, construction, alteration, conversion, or installation of a building, which acknowledges that such use or building complies with the provisions of the municipal zoning ordinance.

CALIPER: Diameter in inches of a tree measured at a point 4.5 feet above the highest grade abutting the tree.

CAMPGROUND: Any public or private grounds or premises used or established for a period of two weeks or more for the overnight camping of persons using equipment designed for the purpose of temporary camping.

CLUB: A group of people organized for a common purpose to pursue common goals, interests, or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and bylaws.

COMMERCIAL USE: A business use or activity at a scale greater than a home industry involving retail or wholesale marketing of goods and services. Examples of commercial uses include offices and retail shops.

COMMUNITY-BASED RESIDENTIAL FACILITY (CBRF): A place where 5 or more unrelated adults reside in which care, treatment, or services above the level of room and board, but not including nursing care, are provided in the facility. A community-based residential facility is subject to State-level licensing and operational limitations as set forth in Chapter 50 of the Wisconsin Statutes.

COMMUNITY LIVING ARRANGEMENT: The following facilities licensed and operated, or permitted under the authority of the Wisconsin Statutes: child welfare agencies under Section 48.60, group foster homes for children under Section 48.02(7), and community-based residential facilities under Section 50.01; but does not include day care centers, nursing homes, general hospitals, special hospitals, prisons, or jails. The establishment of community living arrangements is governed by Sections 46.03(22), 48.625, 59.69(15), 60.63, and 62.23(7)(i) of the Wisconsin Statutes.

CONDITIONAL USES: Uses of a special nature as to make impractical their predetermination as a principal use in a district.

CONTIGUOUS PARCELS: Parcels of land that share all or part of a common lot line with another lot or parcel of land, including parcels that are abutting solely at corner points. Also referred to as “adjacent lot or land.”

CORNER LOT: A lot abutting 2 or more streets at their intersection provided that the corner of such intersection shall have an angle of 135 degrees or less, measured on the lot side.

CUSTOM MANUFACTURING: Manufacturing establishments primarily engaged in the onsite production of goods by hand, within enclosed structures, involving the use of hand tools, the use of domestic mechanical equipment not exceeding 2 horsepower, or a single kiln not exceeding 8 kilowatts. Incidental sale to consumers of products produced on site may be permitted. Typical uses include ceramic studios, custom jewelry manufacturing, and candle making.

DAY CARE CENTER: An establishment providing care and supervision for 4 or more persons under the age of 7 and licensed by the State of Wisconsin pursuant to Section 48.65 of the Wisconsin Statutes.

DECK: A platform or series of platforms, accessory to a dwelling unit, constructed above yard grade. Decks may be free-standing or attached to a dwelling and are intended for use as an outdoor living area.

DENSITY: The number of dwelling units permitted per acre within the gross tract area.

DEVELOPMENT: Any man-made change to improved or unimproved real estate, including but not limited to construction of or addition or substantial improvements to buildings, other structures, or accessory uses, mining, dredging, filling, grading, paving, excavation or drilling operations, or disposition of materials.

DISTRICT, BASIC: A part or parts of the Town for which the regulations of this Ordinance governing the use and location of land and buildings are uniform.

DISTRICT, OVERLAY: Overlay districts provide for the possibility of superimposing certain additional requirements upon a basic zoning district without disturbing the requirements of the basic district. In the instance of conflicting requirements, the stricter of the conflicting requirements shall apply.

DRIVE-IN RESTAURANT: An establishment used for the sale, dispensing or serving of food, refreshments, or beverages in or on disposable plates and cups, where all or a significant portion of the consumption takes place or is designed to take place outside the confines of the restaurant, and where ordering and pickup of food may take place from an automobile.

DWELLING: A building designed or used exclusively as a residence or sleeping place, but does not include boarding houses, motels, hotels, tents, cabins, or mobile homes.

DWELLING UNIT: A group of rooms constituting all or part of a dwelling, which are arranged, designed, used, or intended for use exclusively as living quarters for one family.

DWELLING, SINGLE-FAMILY: A detached building containing one dwelling unit, designed for or occupied exclusively by one family.

DWELLING, TWO-FAMILY: A building containing 2 dwelling units, including units that are located one over the other.

DWELLING, MULTI-FAMILY: A building containing 3 or more dwelling units, including units that are located one over the other.

ELECTION CAMPAIGN PERIOD: In the case of an election for office, the period beginning on the first day for circulation of nomination papers by candidates, or the first day on which candidates would circulate nomination papers if papers were required, and ending on the day of the election. In the case of a referendum, the period beginning on the day which the question to be voted upon is submitted to the electorate and ending on the day on which the referendum is held.

ENCROACHMENT: Any obstruction or illegal or unauthorized intrusion into a right-of-way, required setback, or onto adjacent land.

EROSION: The detachment and movement of soil, sediment, or rock fragments by water, wind, ice, or gravity.

ESSENTIAL SERVICES: Services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface, or overhead gas, electrical, steam, water, sanitary sewerage, stormwater drainage, and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations, and hydrants, but not including buildings, wind energy conversion system facilities, wind farms, transmission towers, and wireless communication towers.

FAMILY: The body of persons related by blood, marriage or adoption, or not more than 4 unrelated persons who live together in one dwelling unit as a single housekeeping entity.

FAMILY DAY CARE HOME: A dwelling licensed as a day care center by the State of Wisconsin pursuant to Section 48.65 of the Wisconsin Statutes, where care is provided for not more than 8 children.

FARM OPERATOR: Any person who owns land and raises crops or livestock on that land; or a person who rents land to another for agricultural purposes and who lives on the land having day-to-day contact with the farm operation; or a person who lives on land that he or she has historically farmed. For the purpose of this Ordinance, any person who has farmed land for 5 consecutive years is deemed to have farmed it historically.

FEEDLOT: A lot, yard, corral, or other area in which livestock are confined, primarily for the purposes of feeding and growth prior to slaughter. The term does not include pastures or areas which are used for raising crops or other vegetation or upon which livestock are allowed to graze.

FENCE, OPEN: A structure of rails, planks, stakes, strung wire, or similar material erected as an enclosure, barrier, or boundary. Open fences are those with more than 80 percent of their surface area open for free passage of light and air. Examples of such fences include barbed wire, chain link, picket, and rail fences.

FENCE, ORNAMENTAL: A fence intended to decorate, accent, or frame a feature of the landscape. Ornamental fences are often used to identify a lot corner or lot line; or frame a driveway, walkway, or planting bed. Ornamental fences have more than 80 percent of their surface area open for free passage of light and air. Ornamental fences are often of the rail or wrought iron type.

FENCE, SECURITY: A fence intended to guard property against unauthorized entry, and to protect stored goods and products from theft and other unauthorized handling. Security fences usually exceed 6 feet in height, are often made of wrought iron or woven wire, and may incorporate additional security features such as barbed wire.

FENCE, SOLID: A structure of boards, rails, planks, stakes, slats, or similar material erected as an enclosure, barrier, or boundary. Solid fences are those with 80 percent or less of their surface area open for free passage of light and air. Examples of such fences are stockade, board-on-board, board and batten, basket weave, and louvered fences.

FINANCIAL INSTITUTION: A place of business where financial banking services are provided to consumers or clients on the site. Typical uses include banks, savings and loan associations, savings banks, credit unions, and loan companies.

FLEA MARKET: Any premises where the principal use is the sale of new or used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, equipment or objects, in small quantities, in broken lots or parcels, not in bulk, for use or consumption by the immediate purchaser. Flea markets may be conducted within a structure or in the open air. Rummage sales and garage sales are not considered to be flea markets.

FLOOR AREA: The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings. The floor area measurement shall exclude the area within basements, utility rooms, garages, porches, breezeways, and unfinished attics.

FLOOR AREA, GROSS LEASABLE: The total floor area designed for owner or tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any; expressed in square feet and measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings.

FOSTER FAMILY HOME: The primary domicile of a foster parent which is for 4 or fewer foster children and which is licensed pursuant to Section 48.62 of the Wisconsin Statutes.

FRONTAGE: The smallest dimension of a lot abutting a public street measured along the street right-of-way line. For lots abutting a lake or stream, the smallest dimension measured along the shoreline.

FUR FARM: Any property comprising land or buildings or both used for the purpose of raising or harboring fur bearing animals including those defined in Section 29.001, Wisconsin Statutes, and also including chinchillas, nutria, and other fur bearing animals whether the animals are kept for breeding, slaughtering, pelting, or lab experimental purposes.

GARAGE, PRIVATE: A structure primarily intended for and used for the enclosed storage or shelter of no more than 4 private motor vehicles of the families resident upon the premises. Carports are considered garages.

GARAGE, PUBLIC OR COMMERCIAL: Any building or premises, other than a private or storage garage, where motor-driven vehicles are equipped, repaired, serviced, hired, sold or stored.

GARAGE, STORAGE: Any building or premises used for storage only of motor-driven vehicles, pursuant to previous arrangements and not to transients, and where no equipment, parts, fuel, grease, or oil is sold and vehicles are not equipped, serviced, repaired, hired, or sold.

GARAGE SALE: See “Rummage Sale.”

GROSS TRACT AREA: All land contained in a development tract excluding existing road, highway, and railway rights-of-way.

GROUP ASSEMBLY: A company of persons gathered together for any purpose for a period of 2 or more hours.

GROUP FOSTER HOME: Any facility operated by a person required to be licensed by the State of Wisconsin pursuant to Section 48.62 of the Wisconsin Statutes for the care and maintenance of 5 to 8 foster children.

HIGHWAY: A public way for purposes of vehicular traffic including the entire area within the right-of-way.

HOME INDUSTRY: A home occupation that is carried out in a structure separate from the principal structure; or the manufacture or assembly of a product, often on a contract basis, in a residence; or an occupation of a more intense nature than is normally defined as a home occupation.

HOME OCCUPATION: Any occupation for gain or support conducted entirely within buildings by resident occupants which is customarily incidental to the principal use of the premises.

HOTEL: A facility offering transient lodging accommodations to the general public. Such facilities may provide additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.

HOUSING FOR THE ELDERLY: A dwelling unit or units designed and constructed to be occupied by elderly persons. An elderly person is a person who is 62 years of age or older on the date such person intends to occupy the premises, or a family, the head of which, or his spouse, is an elderly person as defined herein.

IRREVOCABLE LETTER OF CREDIT: An agreement entered into by a bank, savings and loan, or other financial institution which is authorized to do business in the State of Wisconsin and which has a financial standing acceptable to the Town of Grover, and which is approved, as to form, by the Town Attorney.

JUNKYARD: Any area, lot, land, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, salvage, or disposal of junk.

KENNEL Any premise, except where accessory to an agricultural use, where domestic animals, such as dogs and cats, are boarded, trained, or bred.

KENNEL (COMMERCIAL): The boarding, breeding, raising, grooming or training of two or more dogs, cats or other household pets of any age not owned by the owner or occupant of the premise, and/or for commercial gain.

LAND DEVELOPING ACTIVITY: The construction of buildings, structures, roads, parking lots, paved storage areas and similar facilities.

LAND DISTURBING ACTIVITY: Any man-made change of the land surface including removing vegetation cover, excavating, filling and grading, but not including agricultural activities such as planting, growing, cultivating and harvesting of crops; growing and tending of gardens; harvesting of trees; and landscape modifications.

LANDOWNER: Any person holding title to or having an interest in land.

LAND USER: Any person operating, leasing, renting, or having made other arrangements with the landowner by which the landowner authorizes use of his or her land.

LEACHATE: Liquid that has percolated through solid waste or other mediums from which dissolved or suspended materials have been extracted.

LOT: A tract of land on which a principal building and its accessory buildings are placed, together with the required open spaces; provided that no such lot shall be bisected by a public street, and shall not include any portion of a public right-of-way. No lands dedicated to the public or reserved for roadway purposes shall be included in the computation of lot size for the purposes of this Ordinance in zoning districts where the required minimum lot size is less than 5 acres. (See also "Parcel.")

LOT AREA: The total area within the lot lines of a lot, excluding any street rights-of-way.

LOT AREA, ABSOLUTE MINIMUM: The minimum lot area to which a lot may be reduced below the standard minimum lot area in the district. Used in lot averaging.

LOT AVERAGING: A design technique permitting one or more lots in a subdivision to be undersized, providing the remaining land from the undersized lot is added to another lot.

LOT, CORNER: A lot abutting 2 or more streets at their intersection provided that the corner of such intersection shall have an angle of 135 degrees or less, measured on the lot side. (See Appendix B, Illustration No. 4).

LOT, DOUBLE FRONTAGE: A parcel of land, other than a corner lot, with frontage on more than one street or with frontage on a street and a navigable body of water. Also known as a through lot. (See Appendix B, Illustration No. 4).

LOT, FLAG: A lot not fronting on or abutting a public street and where access to the public street system is by a narrow strip of land, easement, or private right-of-way. Flag lots are not generally considered to conform to sound development principles. (See Appendix B, Illustration No. 4).

LOT, INTERIOR: A lot with frontage on one street which is bounded by adjacent lots along each side and a lot behind fronting on a different street. (See Appendix B, Illustration No. 4).

LOT WIDTH: The width of a parcel of land measured at the setback line.

MANUFACTURED HOME: A factory-built, single-family detached structure that conforms to the National Manufactured Housing Construction and Safety Standards Act of 1974.

MANUFACTURING, HEAVY: Enterprises involved in the basic processing and manufacturing of products, predominately from raw materials, with noticeable noise, odor, vibration, or air pollution effects across property lines or a use or process engaged in the storage of potentially or actually hazardous, explosive, flammable, or other commonly recognized hazardous material.

MANUFACTURING, LIGHT: Establishments engaged in the manufacture or processing of finished products from previously prepared materials, including fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution. These establishments are characterized by having no major external environmental effects across property lines and include no outside storage. Typical uses include commercial bakeries, dressed beef processing plants, soft drink bottling, apparel assembly, electronics manufacturing, print shops, and publishing houses.

MANURE PIT: A structure or earthen pond located outside of a barn or shelter and used for containment of manure and other wastes from livestock and poultry.

MOBILE HOME: Any self-contained eating, sleeping, or living unit, having a maximum width of 16 feet, which was originally designed or constructed to be transported by any motor vehicle over the public highways, together with any auxiliary additions, attachments, annexes, foundations and appurtenances to or for the same. Mobile living units which are transported in 2 or more modules are not mobile homes for the purpose of this Ordinance.

MOBILE HOME, DOUBLE WIDE: A double wide mobile home is a mobile home consisting of 2 mobile home sections combined horizontally at the site while still retaining their individual chassis for possible future movement.

MOBILE HOME PARK: A mobile home park is a parcel of land upon which 3 or more mobile homes are occupied for dwelling or sleeping purposes are located, regardless of ownership and whether or not a charge is made for the accommodation, but excluding farms where the occupants of the mobile home park work on the farm or are related to the farm owner or operator as father, mother, son, daughter, brother, or sister.

MOTEL: A series of attached, semiattached, or detached sleeping units for the accommodation of transient guests.

NONCONFORMING USES OR STRUCTURES: Any structure, land, or water lawfully used, occupied, or erected at the time of the effective date of this Ordinance or amendments thereto which does not conform to the regulations of this Ordinance or amendments thereto. Any such structure conforming in respect to use but not in respect to frontage, width, height, area, yard, parking, loading, or distance requirements shall be considered a nonconforming structure and not a nonconforming use.

OFFICE, GENERAL: Use of a site for business, professional, or administrative offices. Typical uses include real estate, insurance, management, travel, or other similar business offices; organization and association offices; or law, architectural, engineering, accounting, or other professional offices.

ORDINARY HIGHWATER MARK: The point on the bank or shore of a body of water up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

PARCEL: A tract of land upon which one or more rural structures, including residences, are placed, together with the required open spaces. The term “parcel,” as used in the A-1, A-2, R-1, and C-2 district regulations and unlike the term “lot” as defined elsewhere in this Section, may contain lands reserved for roadway purposes in the computation of the required minimum parcel size.

PARK: A tract of land, designated and used by the public for active and passive recreation.

PARKING LOT: A structure or premises containing parking spaces open to the public. Such spaces may be for rent or a fee.

PARTIES-IN-INTEREST: Includes all abutting property owners, all property owners within 500 feet, and all property owners of opposite frontages. The application of the 500-foot rule is not affected by Town, City, or Village corporate limit lines.

PATIO: A platform or series of platforms, accessory to a dwelling unit, constructed at or below yard grade. Patios may be free-standing or attached to a dwelling and are intended for use as an outdoor living area.

PLAYFIELDS OR ATHLETIC FIELDS: A developed recreation area that may contain a playground as well as fields for competitive sports such as baseball, football, or soccer. Bleachers or grandstands may be provided.

PERSONAL SERVICES: Establishments engaged in the provision of frequently needed services of a personal nature. Typical uses include barber and beauty shops, seamstress, tailor, or shoe repair shops, photography studios, and tanning salons.

PRINCIPAL USE OR STRUCTURE: The main use of land or structures as distinguished from a secondary or accessory use. Such use could be a house in a residential district, a store in a business district, a factory in a manufacturing district, or crops and farm buildings in an agricultural district.

PROFESSIONAL HOME OFFICES: Residences of clergymen, architects, landscape architects, professional engineers, registered land surveyors, lawyers, real estate agents, artists, teachers, authors, musicians, or other recognized professions used to conduct their professions where the office use is incidental to the residential use of the premises.

RECREATIONAL VEHICLE: A vehicle used for transient living quarters which can be towed, hauled, or driven and is designed for recreational, camping, or travel use which includes, but is not limited to, travel trailers, camper trailers, motor homes, pickup campers, water craft, all-terrain vehicles and snowmobiles.

RESTAURANT: An establishment where food, refreshments, and beverages are prepared, served, and consumed primarily within the principal structure. (See also “Drive-in Restaurant”)

RETAIL ESTABLISHMENT: A place of business offering for sale commonly used goods and merchandise for personal or household use. Includes department stores, apparel stores, furniture stores, or establishments providing the following: Household cleaning and maintenance products, drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items; flowers, plants, hobby materials, toys and handcrafted items; apparel, jewelry fabrics and like items; cameras, photography services, household electronic equipment, video and music stores, sporting equipment, kitchen utensils, home furnishing and appliances, art supplies and framing, arts and antiques, paint and wallpaper, hardware, carpeting and floor covering; interior decorating services; office supplies; mail order catalog sales; bicycles; and automotive parts and accessories.

RUMMAGE SALE: The occasional sale of personal property at a residence conducted by one or more families in a neighborhood. Rummage sales do not exceed 4 consecutive days in length and are not conducted more often than 3 times per year. Rummage sales do not involve the resale of merchandise acquired for that purpose. Rummage sales are also known as “garage sales”. Flea markets, defined elsewhere in this Section, are not rummage sales.

SCHOOL: A public, parochial, or private institution that provides educational instruction to students, other than a trade or business school.

SEAT: Furniture upon which to sit having a linear measurement not less than 24 inches across the surface used for sitting.

SERVICE STATION: Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of fuels for motor vehicles; servicing and repair of automobiles; and including as an accessory use the sale and installation of lubricants, tires, batteries, and similar vehicle accessories.

SETBACK: See "Yard, Street"

SEXUAL CONDUCT: Acts or simulated acts of masturbation, homosexuality, sexual intercourse, or physical contact with a person's clothed or unclothed genitals, pubic area, buttocks, or, if such person is a female, breasts.

SHORELANDS: Those lands lying within the following distances from the ordinary high water mark of navigable waters: 1,000 feet from a lake, pond or flowage; and 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. Shorelands in the Town of Grover are regulated by Marinette County.

SIGN: Any words, letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names, or trade marks by which anything is made known and which are used to advertise or promote an individual, firm, association, corporation, profession, business, commodity, or product and which is visible from any public street or highway.

SIGN, AWNING: Any sign or other graphic material attached or inscribed on an awning (See Appendix B, Illustration No. 5).

SIGN, DIRECTIONAL: A non-commercial sign limited to directional messages (e.g. enter, exit, drive through lane, or no smoking). Logos or business names will be permitted as needed to complete the directional message.

SIGN, GROUND: Any sign, other than a pole sign, in which the entire bottom is in contact with or is close to the ground and is independent of any other structure (See Appendix B, Illustration No. 5).

SIGN, POLE: A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is 6 feet or more above grade (See Appendix B, Illustration No. 5).

SIGN, PORTABLE: Any sign, other than a mobile sign, designated or constructed in such a manner that it can be moved or relocated without any structural support changes (See Appendix B, Illustration No. 5).

SIGN, PROJECTING: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall (See Appendix B, Illustration No. 5).

SIGN, ROOF: A sign that is mounted on the roof of a building or that is wholly dependent upon a building for support and that projects above the top walk or edge of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof. (See Appendix B, Illustration No. 5)

SIGN, TEMPORARY: A sign or advertising display constructed of cloth, canvas, fabric, plywood, or other light material and designed or intended to be displayed for a period of 30 days or less.

SIGN, WALL: A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and that does not project more than 12 inches from such building or structure (See Appendix B, Illustration No. 5).

SIGN, WINDOW: Any sign printed, attached, glued, or otherwise affixed to or behind a window and visible to the public (See Appendix B, Illustration No. 5).

SILVICULTURE: The development and/or maintenance of a forest or wooded preserve.

SPECIFIED ANATOMICAL AREAS: Less than completely and opaquely covered genitals, pubic regions, buttocks, female breasts below the point immediately above the top of the areola, or human male genitals in a discernible turgid state, even if opaquely covered.

SPECIFIED SEXUAL ACTIVITIES: Simulated or actual activities that show human genitals in a state of sexual stimulation or arousal; acts of masturbation, sexual intercourse, sodomy, bestiality, necrophilia, sado-masochistic abuse, fellatio or cunnilingus; or fondling or erotic touching of human genitals, pubic regions, buttocks, or female breasts.

STABLE: A structure that is used for the shelter or care of horses.

STEALTH WIRELESS COMMUNICATION FACILITIES: Facilities designed to substantially conceal or camouflage the wireless antennae and associated equipment.

STORY: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it and including those basements used for the principal use.

STORY, HALF: A space under a sloping roof that has the line of intersection of the roof and wall face not more than 3 feet above the floor level and in which space the possible floor area with head room of 5 feet or less occupies at least 40 percent of the total floor area of the story directly beneath.

STREET: Any vehicular way that is an existing State, County, or Town roadway; is shown upon a subdivision plat or certified survey map approved pursuant to law; or is approved by other official action. The street includes all land within the right-of-way, whether improved or unimproved.

STRUCTURE: Any erection or construction, such as buildings, towers, masts, poles, booms, signs, decorations, carports, machinery, and equipment.

STRUCTURE, TEMPORARY: A structure without any foundation or footings and that is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

STRUCTURAL ALTERATIONS: Any change in the supporting members of a structure, such as foundations, bearing walls, columns, beams, or girders.

SWIMMING POOL: Any structure, portable or permanent, containing a body of water 18 inches or more in depth, intended for recreational purposes, including a wading pool, but not including an ornamental reflecting pool or fish pond or similar type pool, located and designed so as not to create a hazard or to be used for swimming or wading.

TEMPORARY USE: A use established for a limited duration with the intent to discontinue such use upon the expiration of the time period.

UNIFIED DEVELOPMENT PLAN: A development plan that is created for all areas of a development parcel. When a development plan consists of several parcels, the proposed site plan layout for all parcels must be included in the unified development plan, whether or not development will be phased.

UNNECESSARY HARDSHIP: That circumstance where special conditions, which are not self-created, affect a particular property and make strict conformity with the restrictions governing dimensional standards (such as lot area, lot width, setbacks, yard requirements, or building height) unnecessarily burdensome or unreasonable in light of the purpose of the Ordinance. Unnecessary hardship is present only where, in the absence of a variance, no feasible use can be made of the property.

UTILITIES: Public and private facilities such as water wells, water and sewage pumping stations, water storage tanks, power and communication transmission lines, electrical power substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays, and gas regulation stations, but not including sewage disposal plants, municipal incinerators, warehouses, wireless communication facilities, shops, and storage yards.

VARIANCE: An authorization granted by the Zoning Board of Appeals to construct or alter a building or structure in a manner that deviates from the dimensional standards of this Ordinance. A variance may not permit the use of a property that is otherwise prohibited by this Ordinance.

VISION CLEARANCE AREA: An unoccupied triangular space at the intersection of 2 or more streets or highways, or a street and a railway, which is bounded by the street lines, highway or railway right-of-way lines, and a setback line connecting points specified by measurement from the corner on each street, highway, or railway line. (See Appendix B, Illustration No. 1 and No. 2).

WOODLANDS: An area having at least 17 trees per acre with a minimum 4-inch caliper and with at least 50 percent canopy cover per acre.

YARD: An open space on the same lot with a structure, unoccupied and unobstructed from the ground upward except for vegetation. The street and rear yards extend the full width of the lot.

YARD, REAR: A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the rear lot line and a line parallel thereto through the nearest point of the principal structure. This yard shall be opposite the street yard or one of the street yards on a corner lot (See Appendix B, Illustration No. 6).

YARD, SIDE: A yard extending from the street yard to the rear yard of the lot, the width of which shall be the minimum horizontal distance between the side lot line and a line parallel thereto through the nearest point of the principal structure (See Appendix B, Illustration No. 6).

YARD, STREET OR SETBACK: A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing or proposed street right-of-way line and a line parallel thereto through the nearest point of the principal structure. Corner lots shall have 2 such yards (See Appendix B, Illustration No. 6).

ZONING: The delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

ZONING ADMINISTRATOR: The officer appointed by the Town Board to administer this Ordinance and to issue Zoning/Building Permits and, following a determination by the Town Board or Zoning Board of Appeals, respectively, conditional use permits and variances. Also referred to as the Town Building Inspector.

ZONING/BUILDING PERMIT: A permit issued by the Town Zoning Administrator for construction, moving, alteration, or addition to any use of land, or structure and use in combination; upon compliance with the provisions of this Ordinance or an authorized variance therefrom.

SECTION 10.1700 ADOPTION AND EFFECTIVE DATE

10.1701 VILLAGE POWERS

The electors of the Town of Grover, Marinette County, Wisconsin authorized the Town Board to exercise all powers relating to villages and conferred on villages by Chapter 61 of the Wisconsin Statutes at an Annual Meeting held on 1st day of April, 1958.

10.1702 PUBLIC HEARING

Pursuant to and in accordance with the Laws of the State of Wisconsin, the Town Plan Commission, at the direction of the Town Board of the Town of Grover conducted a public hearing on this Ordinance on the 20th day of May, 2004.

10.1703 PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Grover recommended the adoption of this Ordinance at a meeting held on the 27th day of May, 2004.

10.1704 TOWN BOARD APPROVAL

The Town Board of Supervisors concurred with the recommendations of the Town Plan Commission and proceeded to adopt the Zoning Ordinance at a meeting held on the 8th day of July, 2004.

10.1705 COUNTY BOARD APPROVAL

The Marinette County Board of Supervisors concurred with the recommendations of the Town Plan Commission and the Town Board and proceeded to approve the Zoning Ordinance at a meeting held on the ____ day of August, 2004.

10.1706 EFFECTIVE DATE

This Ordinance shall take effect the day following the publication or posting of the adopting ordinance, as provided in Section 60.80(3) and Section 66.0103 of the Wisconsin Statutes.

APPENDIX A

TABLE OF PRINCIPAL AND CONDITIONAL USES

Code of General Ordinances of the Town of Grover, Marinette County, Wisconsin

APPENDIX A: Table of Principal and Conditional Uses											
Type of Use	Zoning Districts										
	Agricultural	Residential			Commercial		Industrial		Quarry	Institutional	Park
	A-1	R-1	R-2	R-3	B-1	B-2	M-1	M-2	Q-1	I-1	P-1
AGRICULTURAL USES											
Apiculture (beekeeping)	P										
Dairy farming, and keeping and raising of domestic stock for agribusiness, breeding, recreation or show	P										
Feedlots and poultry operations except "large animal feeding operations" as defined by Chapter NR 243 of the Wisconsin Administrative Code	P										
"Large animal feeding operations" as defined by Chapter NR 243 of the Wisconsin Administrative Code	CU										
Fish hatcheries and fish farming	P										
Floriculture and plant nurseries, including wholesale greenhouses	P										
General farm buildings including barns, silos, sheds, and storage bins	P										
Raising of fur bearing animals	CU										
Raising of grain, grass, mint, seed crops, tree fruits, nuts, berries, grapes, vegetables, and the harvesting of syrup	P										
Sod farming	P										
RESIDENTIAL USES											
Community living arrangements with capacity for eight or less persons (60.63 Wisc. Stats)	P	P	P								
Community living arrangements with capacity for 9 or more persons (60.63 Wisc. Stats)	CU	CU	CU								
Community living arrangements with capacity for 15 or fewer persons (60.63 Wisc. Stats)				P							
Community living arrangements with capacity for 16 or more persons (60.63 Wisc. Stats)				CU							
Elderly housing	CU	CU	CU	CU	CU						
Family day care homes	P	P	P	P							
Farm Labor Housing Including Mobile Homes	CU										
Home Industries	CU	CU									
Mobile Home Parks				CU							
Multi-family dwellings				P							
Single-family dwellings	P	P	P	P							
Two-family dwellings	P		P	P							

P = A Permitted Use in this zoning district.

C= A Conditional Use Permit is required to conduct the activity or utilize the land for this purpose in this zoning district.

Code of General Ordinances of the Town of Grover, Marinette County, Wisconsin

Table of Principal and Conditional Uses Continued											
Type of Use	Zoning Districts										
	Agricultural	Residential			Commercial		Industrial		Quarrying	Institutional	Park
	A-1	R-1	R-2	R-3	B-1	B-2	M-1	M-2	Q-1	I-1	P-1
COMMERCIAL USES											
Adult-oriented uses					CU						
Animal Hospitals and Veterinary Services	CU				P	P					
Antique and collectors stores					P	P					
Art galleries					P						
Automotive sales and service						P					
Bakeries					P						
Bed and breakfast establishments	CU										
Bowling alleys					P	P					
Building supply stores excluding lumber yards						P					
Clinics	CU	CU	CU	CU	P	P					
Commercial animal raising and boarding, including stables and kennels	CU				CU	CU					
Commercial Boat and recreational vehicle storage	CU					P					
Commercial day cares	CU	CU	CU	CU	CU	CU					
Confectioneries, soda fountains, and ice cream stores					P						
Delicatessens					P						
Drive-in-restaurants					CU	P					
Drive-in-uses						CU					
Electronic equipment sales, service, and repair					P						
Financial institutions; including drive-in facilities					P	P					
Florists					P						
Funeral Homes and crematoriums					CU	CU					
Garden centers						P					
Gasoline service stations						P					
Greenhouses, nurseries, truck farms and orchards, which have retail trade connected with the business	CU				CU	CU					
Grocery and specialty food stores					P	P					
Offices					P	P					
Parking lots and structures					P						
Personal services					P						
Photography and art studios					P	P					

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Code of General Ordinances of the Town of Grover, Marinette County, Wisconsin

Table of Principal and Conditional Uses Continued	Zoning Districts										
	Agricultural	Residential			Commercial		Industrial		Quarrying	Institutional	Park
Type of Use	A-1	R-1	R-2	R-3	B-1	B-2	M-1	M-2	Q-1	I-1	P-1
COMMERCIAL USES continued											
Physical fitness centers					P	P					
Publishing houses.					P						
Radio and television broadcast studios, not including transmitting towers					P						
Radio and television transmission towers	CU				CU	CU	CU	CU	CU		
Restaurants, except drive-in restaurants					P						
Restaurants, including drive-in restaurants.						P					
Retail establishments without outside storage or display of merchandise, not to exceed 50,000 square feet of gross leasable floor area.					P						
Retail establishments.						P					
Self service laundry and dry-cleaning establishments.					P						
Self-service storage facilities (mini-warehouses)						P					
Taverns and cocktail lounges	CU				P	P					
Theaters					P	P					
MANUFACTURING and INDUSTRIAL USES											
Animal reduction facilities								CU			
Auto body repair, engine repair	CU							P			
Automobile wrecking yard								P			
Coating, engraving, and allied services								P			
Commercial butchering	CU							CU			
Commercial Greenhouses (Wholesale)							P	P			
Custom manufacturing							P	P			
Electrotyping and stereotyping							P	P			
Food locker plants							P	P			
Heavy manufacturing								P			
Laboratories	CU						CU	CU			
Landfills, disposal areas, and incinerators											
Leather fabrication, not including tanning							P	P			
Light manufacturing							P	P			
Lumber yards	CU						CU	P			
Machine shops	CU						P	P			

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Code of General Ordinances of the Town of Grover, Marinette County, Wisconsin

Table of Principal and Conditional Uses Continued											
Type of Use	Zoning Districts										
	Agricultural	Residential			Commercial		Industrial		Quarrying	Institutional	Park
	A-1	R-1	R-2	R-3	B-1	B-2	M-1	M-2	Q-1	I-1	P-1
MANUFACTURING and INDUSTRIAL USES continued											
Manufacturing of ammonia, asbestos, asphalt, cabbage, chlorine, coal tar, creosote, explosives, fertilizer, fish, lampblack, offal, poison, pulp, pyroxlin, and radioactive material								CU			
Non-flammable gases and liquids storage, not to exceed 50,000 gallons								P			
Non-hazardous chemical manufacturing, processing, or use								P			
Pharmaceutical processing							P	P			
Processing of dairy products, peas, and corn	CU							CU			
Rice milling							P	P			
Storage of bulk fertilizers, explosives, gas, grease, and radioactive materials								CU			
Warehousing	CU						P	P			
Wholesaling							P	P			
QUARRIES AND EXTRACTIVE MINING USES											
Aggregate, ready-mix and asphalt plants									CU		
Essential services									P		
Manufacture of concrete building blocks and concrete products accessory to quarrying operations									CU		
Peat and soil removal									CU		
Processing, crushing, refining or washing of gravel, mineral ore, sand, or stone - accessory to a quarry operation									CU		
Quarrying of gravel, mineral ore, sand, or stone									CU		
Stockpiling of gravel, mineral ore, sand, or stone - accessory to a quarrying operation									CU		
INSTITUTIONAL USES											
Cemeteries	CU									P	
Energy Conservation uses (wind and solar)	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Essential services	P	P	P	P	P	P	P	P	P	P	P
Funeral homes and crematoriums										P	
Hospitals, sanatoriums, and clinics										P	
Libraries, community centers, museums, and public art galleries										P	
Nursing homes	CU	CU	CU	CU	CU	CU				CU	
Public administrative offices, public parks, and public service buildings, including fire and police stations										P	

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Code of General Ordinances of the Town of Grover, Marinette County, Wisconsin

Table of Principal and Conditional Uses Continued											
Type of Use	Zoning Districts										
	Agricultural	Residential			Commercial		Industrial		Quarrying	Institutional	Park
	A-1	R-1	R-2	R-3	B-1	B-2	M-1	M-2	Q-1	I-1	P-1
INSTITUTIONAL USES continued											
Public or private schools, colleges, and universities	CU	CU	CU	CU						P	CU
Public utility offices										P	
Religious institutions	CU	CU	CU	CU						P	CU
Sewage Treatment Plants								CU		CU	
Utilities	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Wireless Communication facilities	CU				CU	CU	CU	CU	CU		
OUTDOOR/RECREATIONAL USES											
Archery ranges	CU				CU	CU	CU	CU	CU		CU
Athletic fields	CU				CU	CU	CU	CU	CU		CU
Botanical gardens and arboretums											P
Campgrounds (Principal use in P-1)	CU				CU	CU	CU	CU	CU		P
Conservatories	CU				CU	CU	CU	CU	CU	CU	CU
Driving ranges and miniature golfing	CU				CU	CU	CU	CU	CU		CU
Exhibition halls											P
Fairgrounds											P
Firearm ranges	CU				CU	CU	CU	CU	CU		CU
Go-cart tracks	CU				CU	CU	CU	CU	CU		CU
Golf courses with country club facilities	CU				CU	CU	CU	CU	CU		CU
Golf courses without country club facilities											P
Gymnasiums	CU				CU	CU	CU	CU	CU	CU	CU
Hiking, biking, and nature trails											P
Historic monuments or sites											P
Model airplane flying area	CU				CU	CU	CU	CU	CU		CU
Music hall	CU				CU	CU	CU	CU	CU	CU	CU
Outdoor skating rinks										CU	P
Paint ball parks	CU				CU	CU	CU	CU	CU		CU
Parks and playgrounds										CU	P
Picnicking areas											P
Playfields or athletic fields										CU	P
Public art galleries											P
Public swimming pools	CU				CU	CU	CU	CU	CU	CU	P

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Code of General Ordinances of the Town of Grover, Marinette County, Wisconsin

Table of Principal and Conditional Uses Continued											
	Zoning Districts										
	Agricultural	Residential			Commercial		Industrial		Quarrying	Institutional	Park
Type of Use	A-1	R-1	R-2	R-3	B-1	B-2	M-1	M-2	Q-1	I-1	P-1
RECREATIONAL USES continued											
Riding academies	<i>CU</i>				<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>		<i>CU</i>
Skate board parks	<i>CU</i>				<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>		<i>CU</i>
Skating rinks	<i>CU</i>				<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>		<i>CU</i>
Sledding, skiing, or tobogganing areas											<i>P</i>
Swimming beaches	<i>CU</i>				<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>		<i>P</i>
Tennis courts										<i>CU</i>	<i>P</i>
Zoological and botanical gardens	<i>CU</i>				<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>		<i>CU</i>
TRANSPORTATION/PARKING USES											
Airports, airstrips, and landing fields	<i>CU</i>						<i>CU</i>	<i>CU</i>			
Circular driveways	<i>P</i>	<i>P</i>	<i>P</i>	<i>CU</i>	<i>P</i>	<i>P</i>				<i>P</i>	
Public transportation terminals							<i>CU</i>	<i>CU</i>			
Truck and other transportation terminals							<i>CU</i>				

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APPENDIX B

ILLUSTRATIONS

Illustration No. 1

VISION CLEARANCE TRIANGLE
(CROSS-SECTION VIEW)

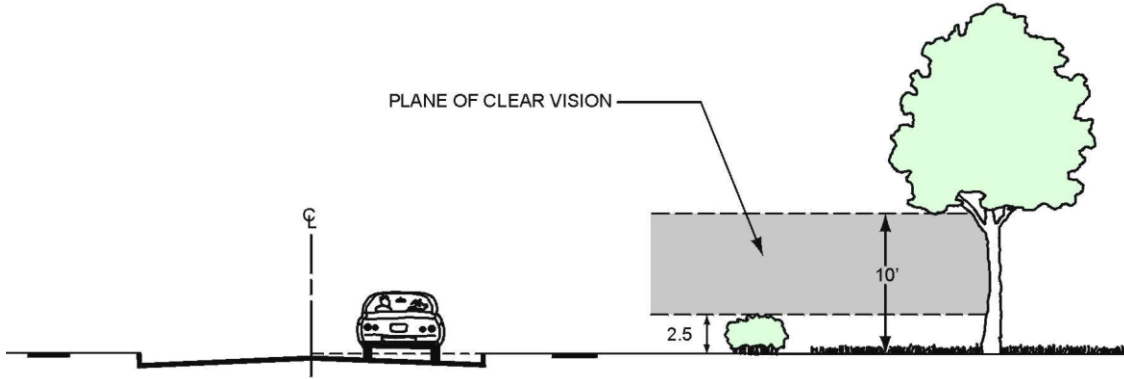


Illustration No. 2

VISION CLEARANCE TRIANGLE
(PLAN VIEW)

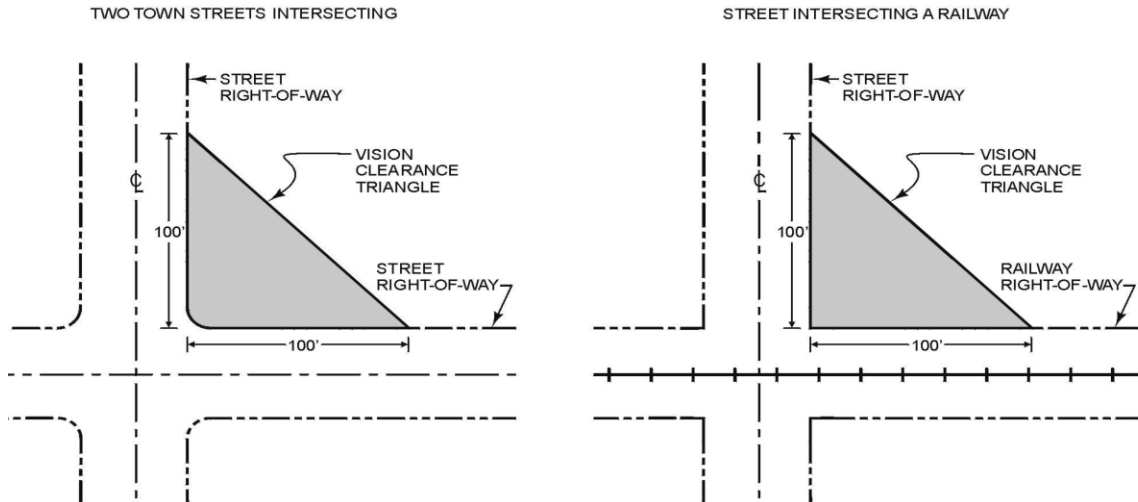


Illustration No. 3

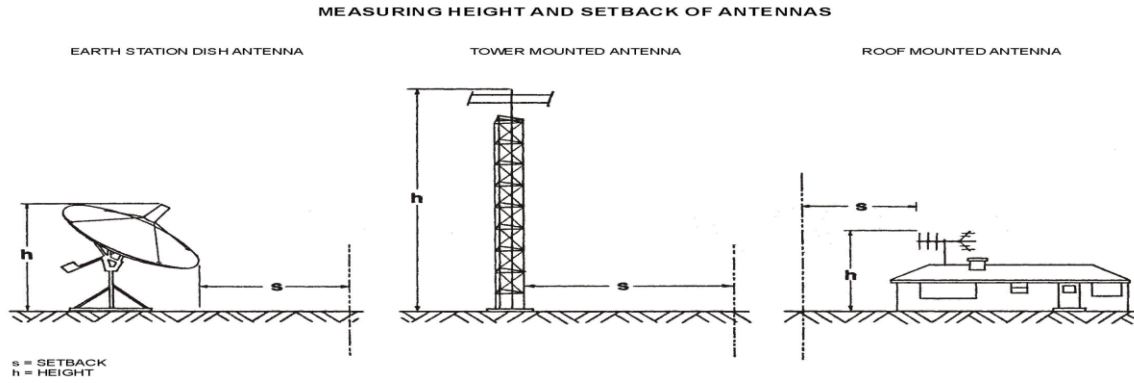


Illustration No. 4

TYPICAL CORNER, DOUBLE FRONTAGE, FLAG AND INTERIOR LOTS

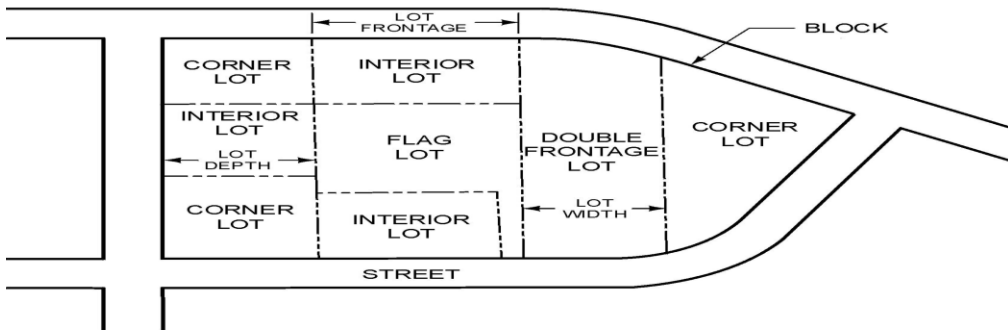


Illustration No. 5

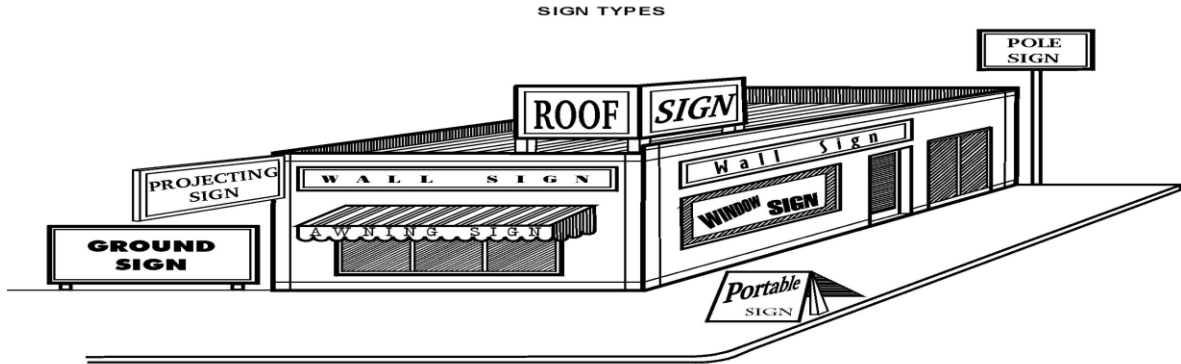


Illustration No. 6

