

SECTION 2.0 - GENERAL PROVISIONS

2.1 Jurisdiction.

The jurisdiction of this Ordinance shall include all lands and waters within the Town.

2.2 Compliance.

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

2.3 Use Restrictions.

The following use restrictions and regulations shall apply:

- (1) Permitted Uses. Only those principal uses specified, their essential services, and uses listed in items 2-6 (below) shall be permitted in each district.
- (2) Accessory Uses. Depending on the location, use and size, accessory uses and structures may be permitted in any district but not until their principle structure is present or under construction. Accessory uses include incidental repairs; storage; parking facilities; gardening; servants, owners, itinerant agricultural laborers and watchman's quarters not for rent; private swimming pools; and private emergency shelters. Residential accessory uses shall not involve the conduct of any business, trade, or industry at which individuals NOT residing on the property are employed that is apparent by the exterior appearance of the property or intensifies the amount of activity taking place on the property, unless it meets the requirements of a home occupation as set forth in Section 13.
- (3) Conditional Uses. Conditional uses and their accessory uses are considered as special uses requiring review, public hearing, and approval by the Planning & Zoning Committee and issuance of a Conditional Use Permit in accordance with Section 5 of this Ordinance.
- (4) Unclassified or Unspecified Uses. Unclassified or unspecified uses may be permitted by the Planning & Zoning Committee provided that such uses are similar in character to the principal uses permitted in the district.
- (5) Temporary Uses. Temporary uses such as real estate sales field offices or shelters for materials and equipment being used in the construction of a permanent structure may be permitted by the Planning & Zoning Committee.
- (6) Performance Standards. Performance Standards listed in this Ordinance shall be complied with by all uses in all districts.

2.4 Soil Restrictions.

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

2.5 Penalties.

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

2.6 Violations.

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

2.7 Civil Enforcement.

Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation, to prevent illegal occupancy of a building, structure or premises, and these remedies shall be in addition to the Penalties described above. Without limiting the other remedies provided for herein, the Town Board, the Building Inspector, the Zoning Officer, the Town Planning & Zoning Committee, or any neighboring property owner who would be specifically damaged by any violation of this Ordinance may institute appropriate actions or proceedings to enjoin such violation.