

4.11 SPECIAL PURPOSE DISTRICT (SP)

(1) **Purpose and Intent.**

The purpose of SP District is to provide a means of obtaining the goals and objectives of the Town's Comprehensive Plan. This District is intended to provide for those uses, which create, or could present special problems, hazards or other circumstances with regard to the use of land. This District is to include those uses of land which require large expanses of land; those which afford hazards to health, safety, or other aspects of the general welfare; and those for which it is desirable to have a limited number of a given land use within the community.

(2) **Permitted Uses.**

The following uses are permitted in the SP Zoning District:

None.

(3) **Conditional Uses.**

A conditional use in the SP District is to permit the following uses only after public hearing and approval of the Planning & Zoning Committee. The Committee shall review the applicable facts pertaining to the proposed conditional use according to the standards established in Section 5 of this Ordinance. The Committee may require special facilities as a condition of approval such as, but not limited to, fences, trees, shrubberies, barriers, and other applicable material to protect the general public, the aesthetics of the area, or the immediate environment.

- (A) Refuse disposal site, dumping grounds, sanitary landfill operations, or similar uses with the specific provision that setbacks, screening, protective fencing, or some combination of these be provided in a manner adequate to protect the general public from any and all nuisances, hazards or other harmful conditions.
- (B) Facilities for the production, mining, processing or storage of concrete, blacktop, asphalt, or other paving or road surfacing or building materials.
- (C) Airports open to the public, hangers, or accessory structures.
- (D) Cemeteries when they comply with the provisions of Section 157.06 of the Statutes.
- (E) Race tracks and sewerage treatment facilities.

- (F) Accessory structures required by the principal use as part of the original application.
- (G) Junkyards and automobile salvage yards.
- (H) Sand and gravel operations provided that the Town Board has approved restoration plans. Such restoration plans shall be developed with the aid of the appropriate agent(s) from Rock County. Such restoration plans shall include grading and slope requirements, topsoil preservation, ground cover planning, erosion control, fencing, removal of structure, equipment and stockpiles, and any other measures which are deemed necessary to protect the public health, safety, comfort, convenience, or general welfare. If on-site mining or processing operations are not carried out continuously for one year at any location, the same shall be considered to have been abandoned, and, prior to any further excavation or processing, a new permit shall be required.

(4) Requirements for Permitted and Conditional Uses.

Within the SP District the following standards shall apply:

- (A) Minimum Lot Area: 5 acres
- (B) Minimum Front Yard Setback: 50 feet
- (C) Minimum Side Yard Setback: 20 feet
- (D) Minimum Rear Yard Setback: 25 feet
- (E) Off Street Parking: 1 space per 5 seats, or 1 space per 5 anticipated uses at maximum usage of facility.
- (F) Sand and Gravel Operations:
 - 1. Minimum Lot Area: 5 acres
 - 2. Setback from existing street or highway: 100 feet
 - 3. Setback from right-of-way public utility: 30 feet
 - 4. Setback from boundary of zoning district: 100 feet
 - 5. Fencing and screening: All access to any mining operation within one-half mile radius of any residential district shall be barred by chain link or similar fencing no less than six (6) feet high.
 - 6. Dumping: No dumping shall be allowed anywhere on the site.

7. Restoration Plan: Restoration Plans shall conform to the Rock County Non Metallic Mining Ordinance.

(G) Front Yard Setbacks: All front yard setbacks are to also refer to Section 8.1 of this Ordinance For setbacks on Federal, State and County roads.