

ARTICLE XVI. Extraterritorial Zoning Ordinance

[Added 11-15-2006 by Ord. No. 06-10]

§ 305-107. Purpose and general provisions.

A. Purpose and intent. The purpose of the extraterritorial zoning article is to:

- (1) Promote the public health, safety and general welfare.
- (2) Control and lessen congestion in the streets; secure safety from fire, panic and other dangers; promote adequate light and air; encourage the protection of natural resources; prevent the overcrowding of land; preserve, protect and promote property values; facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public facilities; protect productive agricultural operations and high quality agricultural soils; promote the preservation of scenic views; and protect the small community and rural character of the New Glarus area.
- (3) Provide appropriate, predictable, and necessary land use controls within the Village of New Glarus's extraterritorial zoning jurisdiction that lies within the Town of New Glarus.
- (4) Increase local control of local land use decisions.

§ 305-108. Description of area subject to article.

A. Coverage. The area subject to the provisions of this article is described as that portion of the Town of New Glarus included under an extraterritorial zoning designation on the Official Zoning Map of the New Glarus Extraterritorial Zoning Jurisdiction and described in Village Ordinance No. 06-10, adopted by the Village Board on November 15, 2006. If and when land is annexed or attached to the Village of New Glarus, following procedures described under Wisconsin Statutes, such land is no longer subject to this article. However, the remainder of this chapter shall continue to apply.

B. Official Zoning Map. The Official Zoning Map of the New Glarus Extraterritorial Zoning Jurisdiction, which together with all explanatory materials thereon, is hereby made part of this article. **Editor's Note: Said Map is on file in the Village's offices.** Interpretations of zoning district boundaries presented on the Official Zoning Map shall be made per § [305-14](#) of Article [III](#), except that, within the extraterritorial zoning jurisdiction, the Joint Committee shall assume the role of the Village Board that is described in that section.

§ 305-109. Zoning districts.

A. The following zoning districts shall be available for mapping on the Official Zoning Map both within the Village municipal limits and within the extraterritorial zoning jurisdiction, per the applicable procedures described in this article and in Article [XIII](#). The abbreviation for each zoning district follows in parentheses.

- (1) Agricultural and Woodland Preservation (A-P).
- (2) Limited Agricultural and Woodland Preservation (A-PL).
- (3) Agricultural and Woodland Transition (A-T).
- (4) Agricultural and Rural Business (A-B).

(5) Rural Neighborhood (R-N).

(6) All zoning districts enumerated and described in Article [III](#) of this chapter, provided that an agreement between the affected property owner and the appropriate utility or sanitary district is executed to provide public sanitary sewerage service and public water service to new development of any lands rezoned to one of the districts listed in Article [III](#), with such services required at the time of initial development.

B. A description of the above specifically listed zoning districts and the regulations applicable in each of the districts are described in the following sections.

§ 305-110. Agricultural and Woodland Preservation District (A-P).

A. Purpose. The A-P Zoning District is intended to preserve the New Glarus area's agricultural land for food and fiber production; protect productive farms, forests and woodlots by preventing land use conflicts between incompatible uses; support agricultural and forestry processing and service industries; provide reasonable opportunities to supplement farm-and-forestry-operation income through compatible business opportunities and limited housing development; and preserve rural character in farming areas.

B. Permitted uses. The following uses are permitted in this district, subject to dimensional and density standards and limitations found elsewhere in this article:

- (1) Agricultural recreation/hobby use.
- (2) Light agricultural use, general agricultural use (less than or equal to 500 animal units).
- (3) Silviculture (minimum five-acre lot).
- (4) Single-family dwelling (per the density standards in § [305-121](#)).
- (5) Bed-and-breakfast establishment.
- (6) Cluster development, as described in § [305-121E](#).
- (7) Commercial animal services and boarding.
- (8) Community living arrangement (one to eight residents).
- (9) Accessory residential structure.
- (10) Accessory nonresidential structure (less than 25,000 cubic feet).
- (11) Family day-care home (eight or fewer children).
- (12) Home occupation.
- (13) Accessory farm or forestry structure.
- (14) Seasonal sales of farm or forestry products.

C. Conditional uses. The following uses are conditional in this district, subject to dimensional and density standards and limitations found elsewhere in this article:

- (1) Intensive agricultural use (greater than 500 animal units).
- (2) Agricultural commercial use (see § [305-113D](#)).
- (3) Camping unit.
- (4) Two-family dwelling (per the density standards in § [305-121](#)).
- (5) Indoor institutional use (maximum 10,000 square feet of inside gross floor area).
- (6) Outdoor public recreation.
- (7) Shooting range.
- (8) Community living arrangement (nine to 15 residents).
- (9) Tourist lodging.
- (10) Outdoor institutional use.
- (11) Outdoor assembly (for 250 or more persons).
- (12) Airport or landing strip.
- (13) Public utilities and services.
- (14) Telecommunications facility, including towers (see § [305-38.2](#) for standards).
- (15) Wind energy conversion system.
- (16) Mineral extraction operation (see § [305-38.1](#) for standards).
- (17) Accessory nonresidential structure (greater than or equal to 25,000 cubic feet).
- (18) Intermediate day-care home (nine to 15 children).
- (19) Expanded home occupation.
- (20) Campground and/or recreational vehicle park (see § [305-38](#) for standards).

D. Dimensional standards. The following dimensional standards shall apply in this zoning district.

- (1) Minimum lot size: two acres.
- (2) Maximum development density: See § [305-121C](#).
- (3) Maximum building coverage: 20% of lot.

- (4) Maximum building height: 35 feet for dwellings and accessory residential structures; none for other buildings.
- (5) Minimum front and corner side yard: 25 feet.
- (6) Minimum interior side yard: 10 feet.
- (7) Minimum rear yard: 40 feet.
- (8) Minimum lot width: 100 feet at building setback line.
- (9) Minimum spacing between buildings: 10 feet.
- (10) Minimum spacing between animal confinement areas and property lines: 50 feet.
- (11) Animal unit density: See § [305-120](#).
- (12) Minimum dwelling unit size: 1,200 square feet of habitable space.

§ 305-111. Limited Agricultural and Woodland Preservation District (A-PL).

A. Purpose. The A-PL Zoning District is intended to preserve the New Glarus area's agricultural land for food and fiber production; protect productive farms and forests by preventing land use conflicts between incompatible uses; allow for low-intensity livestock operations in light of nearby residential or natural areas; support agricultural and forestry processing and service industries; provide reasonable opportunities to supplement farm-and-forestry-operation income through compatible business opportunities and limited housing development; and preserve rural character in farming areas.

B. Permitted uses. The following uses are permitted in this district, subject to dimensional and density standards and limitations found elsewhere in this article:

- (1) Agricultural recreation/hobby use.
- (2) Light agricultural use (less than or equal to 150 animal units).
- (3) Silviculture (minimum five-acre lot).
- (4) Single-family dwelling (per the density standards in § [305-121](#)).
- (5) Bed-and-breakfast establishment.
- (6) Cluster development, as described in § [305-121E](#).
- (7) Commercial animal services and boarding.
- (8) Community living arrangement (one to eight residents).
- (9) Accessory residential structure.
- (10) Accessory nonresidential structure (less than 25,000 cubic feet).

(11) Family day-care home (eight or fewer children).

(12) Home occupation.

(13) Accessory farm or forestry structure.

(14) Seasonal sales of farm or forestry products.

C. Conditional uses. The following uses are conditional in this district, subject to dimensional and density standards and limitations found elsewhere in this article:

(1) General agricultural use (151 to 500 animal units).

(2) Agricultural commercial use (see § [305-113D](#)).

(3) Camping unit.

(4) Two-family dwelling (per the density standards in § [305-121](#)).

(5) Indoor institutional use (maximum 10,000 square feet of inside gross floor area).

(6) Outdoor public recreation.

(7) Shooting range.

(8) Community living arrangement (nine to 15 residents).

(9) Tourist lodging.

(10) Outdoor institutional use.

(11) Outdoor assembly (for 250 or more persons).

(12) Airport or landing strip.

(13) Public utilities and services.

(14) Telecommunications facility, including towers (see § [305-38.2](#) for standards).

(15) Mineral extraction operation (see § [305-38.1](#) for standards).

(16) Wind energy conversion system.

(17) Accessory nonresidential structure (greater than or equal to 25,000 cubic feet).

(18) Intermediate day care home (nine to 15 children).

(19) Expanded home occupation.

(20) Campground and/or recreational vehicle park (see § [305-38](#) for standards).

D. Dimensional standards. The following minimum dimensional standards shall apply in this zoning district.

- (1) Minimum lot size: two acres.
- (2) Maximum development density: see § [305-121](#).
- (3) Maximum building height: 35 feet for dwellings and accessory residential structures; none for other buildings.
- (4) Minimum front and corner side yard: 25 feet.
- (5) Minimum interior side yard: 10 feet.
- (6) Minimum rear yard: 40 feet.
- (7) Minimum lot width: 100 feet at building setback line.
- (8) Minimum spacing between buildings: 10 feet.
- (9) Minimum spacing between animal confinement areas and property lines: 50 feet.
- (10) Animal unit density: see § [305-120](#).
- (11) Minimum dwelling unit size: 1,200 square feet of habitable space.

§ 305-112. Agricultural and Woodland Transition District (A-T).

A. Purpose. The purpose of the A-T Zoning District is to preserve lands primarily in agricultural, forestry, and open-space land uses, for an unspecified time period. As depicted on the Official Zoning Map, such lands shall be generally located in proximity to the Village of New Glarus in areas where future urban development is anticipated in municipal comprehensive plans. It is intended that intensive development be deferred in such areas until it is economically and financially feasible to provide public services and facilities for uses other than those permitted in the A-T Zoning District, such as public sewer and water services.

B. Permitted uses. All permitted uses listed under the A-PL Limited Agricultural and Forestry Preservation District, provided that:

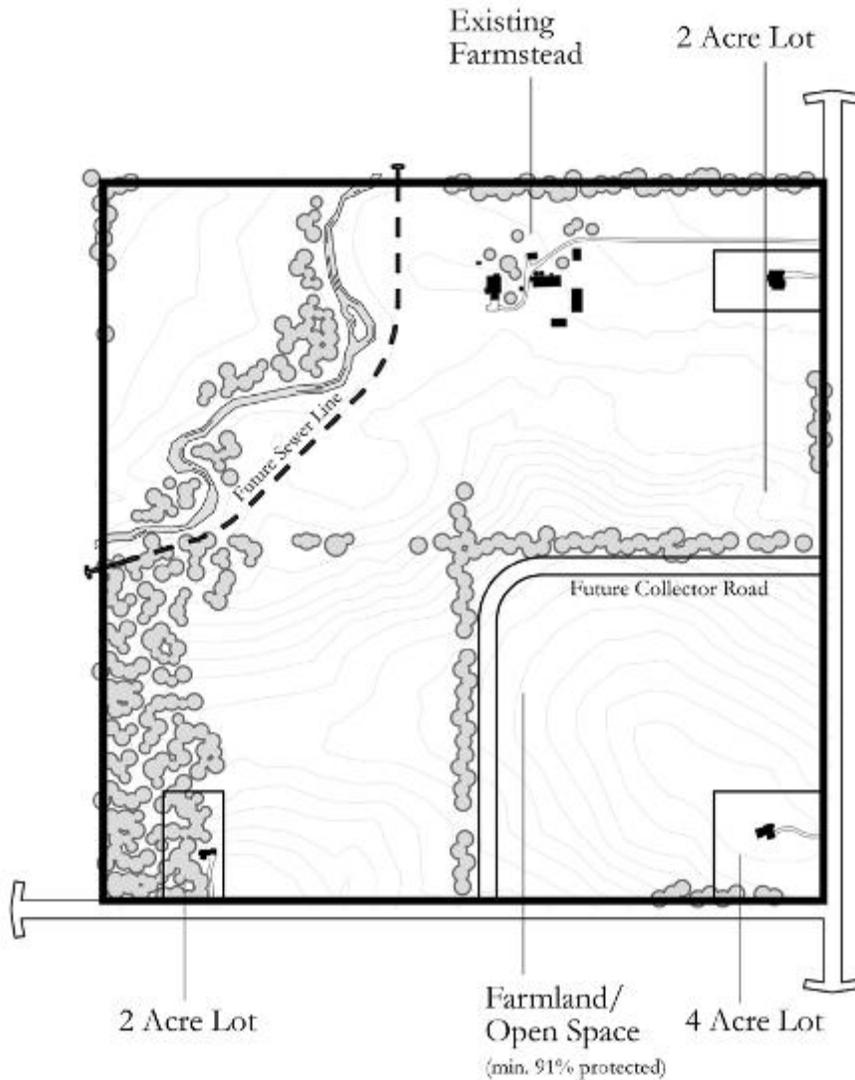
- (1) The number and arrangement of such uses are generally subject to dimensional and density standards and limitations found elsewhere in this article.
- (2) The number of dwelling units or other principal structures allowed on a parcel shall be as prescribed under Subsection [D](#) below.

C. Conditional uses. All conditional uses permitted in the A-PL Limited Agricultural and Forestry Preservation District, provided that:

- (1) The number and arrangement of such uses are generally subject to dimensional and density standards and limitations found elsewhere in this article.
- (2) Cluster developments, as described in § [305-121E](#), shall not be permitted in the A-T District.

D. Dimensional standards. All dimensional standards shall be the same as in the A-PL Limited Agricultural and Forestry Preservation District, except as follows:

- (1) There shall be a total of not more than four dwelling units, other principal structures, or some combination, within the limits of the parcel as legally described and recorded on October 13, 1997. (See following graphic.)



- (2) Development of the fifth or greater dwelling unit, other principal structure, or some combination within the limits of the parcel as legally described and recorded on October 13, 1997, may occur only following:

- (a) The rezoning of the land on which is proposed the fifth or greater dwelling unit, other principal structure, or some combination, to another zoning district that allows more intensive development.

(b) Execution of an agreement between the affected property owner and the appropriate utility or sanitary district to provide public sanitary sewerage service and public water service to the fifth or greater dwelling unit, fifth or greater other principal structure, or some combination, at the time of initial development.

§ 305-113. Agricultural and Rural Business District (A-B).

A. Purpose. The purpose of the A-B Agricultural and Rural Business District is to provide for historic or planned future collections of small-scale uses which are commercial in nature; associated with local agricultural production; require a rural location due to proximity of resources; serve tourist-oriented activities; protect community character through building scale, appearance, landscaping, signage, and lighting; and do not require urban services such as public sanitary sewerage and water services.

B. Permitted uses. The following uses are permitted in this zoning district, subject to dimensional and density standards and limitations found elsewhere in this article:

- (1) Agricultural recreation/hobby use.
- (2) Caretaker's residence.
- (3) Light agricultural use (less than or equal to 150 animal units).
- (4) Agricultural commercial use.
- (5) Forestry commercial use.
- (6) Tourist lodging.
- (7) Bed-and-breakfast establishment.
- (8) Day-care center (maximum 5,000 square feet of inside gross floor area).
- (9) Indoor institutional use (maximum 10,000 square feet of inside gross floor area).
- (10) Outdoor assembly (for 250 or more persons).
- (11) Public utilities and services.

C. Conditional uses. The following uses are conditional in the A-B District, subject to dimensional and density standards and limitations found elsewhere in this article:

- (1) Silviculture use (minimum five-acre lot).
- (2) Contractor shop (maximum 5,000 square feet of inside gross floor area).
- (3) Office (maximum 5,000 square feet of inside gross floor area).
- (4) Personal or professional service (maximum 5,000 square feet of inside gross floor area).
- (5) Outdoor public recreation.

- (6) Indoor sales (maximum 5,000 square feet of inside gross floor area).
- (7) Plant genetic laboratories, agricultural-related experimental laboratories (maximum 5,000 square feet of inside gross floor area).
- (8) Sales and storage of agricultural by-products.
- (9) Shooting range.
- (10) Stock yards, livestock auction facilities.
- (11) Livestock and farm commodity trucking services.
- (12) Campground and/or recreational vehicle park (see § [305-38](#) for standards).

D. Dimensional standards. The following minimum dimensional standards shall apply in this zoning district.

- (1) Minimum lot size: two acres.
- (2) Maximum building coverage: 40% of lot.
- (3) Maximum building height: 50 feet.
- (4) Minimum front and corner side yard: 35 feet.
- (5) Minimum interior side yard: 10 feet.
- (6) Minimum rear yard: 50 feet.
- (7) Minimum lot width: 100 feet at the building setback line.
- (8) Minimum spacing between buildings: 10 feet.
- (9) Animal unit density: See § [305-120](#).

§ 305-114. Rural Neighborhood District (R-N).

A. Purpose. The R-N District is intended for single-family dwellings, along with other uses that are compatible with a single-family residential living environment.

B. Permitted uses. The following uses are permitted in this district, subject to dimensional and density standards and limitations found elsewhere in this article:

- (1) Single-family dwelling (including farm dwellings and manufactured homes meeting standards).
- (2) Community living arrangement (one to eight residents).
- (3) Accessory residential structure (less than 1,000 square feet).
- (4) Family day-care home (eight or fewer children).

- (5) Home occupation.
- (6) Silviculture (minimum five-acre lot).
- (7) Accessory farm or forestry structure.

C. Conditional uses. The following uses are conditional uses in this district, subject to dimensional and density standards and limitations found elsewhere in this article:

- (1) Two-family dwelling.
- (2) Agricultural recreation/hobby use.
- (3) Light agricultural use (less than or equal to 150 animal units).
- (4) Seasonal sales of farm and forestry products.
- (5) Golf course community.
- (6) Tourist lodging.
- (7) Outdoor public recreation.
- (8) Camping unit (limited to one camping unit per lot).
- (9) Accessory residential structure (greater than or equal to 1,000 square feet).
- (10) Community living arrangement (nine to 15 residents).
- (11) Indoor institutional use (maximum 10,000 square feet of inside gross floor area).
- (12) Outdoor institutional use.
- (13) Public utilities and services.
- (14) Intermediate day-care home (nine to 15 children).

D. Dimensional standards: The following minimum dimensional standards shall apply within this zoning district.

- (1) Minimum lot size:
 - (a) With private on-site waste treatment system: two acres.
 - (b) With public sanitary sewerage service: 10,000 square feet.
- (2) Maximum building coverage: 20% of lot.
- (3) Maximum building height: 35 feet.
- (4) Minimum front and corner side yard: 25 feet.

(5) Minimum interior side yard: 10 feet.

(6) Minimum rear yard: 40 feet.

(7) Minimum lot width:

(a) With private on-site waste treatment system: 150 feet at the building setback line, except for that lots recorded before the date of adoption of this article shall have a minimum lot width equal to their width at the date of adoption of this article.

(b) With public sanitary sewerage service: 80 feet at the building setback line.

(8) Minimum spacing between buildings: 10 feet.

(9) Minimum spacing between animal confinement areas and property lines: 50 feet.

(10) Animal unit density: See § [305-120](#).

(11) Minimum dwelling unit size: 1,200 square feet of habitable space.

§ 305-115. (Reserved)

§ 305-116. Design and performance standards.

The purpose of §§ [305-117](#) through [305-124](#) is to set forth the requirements for site planning, exterior lighting, screening, landscaping, sign and billboard standards, standards for the keeping of farm animals, development density standards, respecting soils with building limitations, preserving rural character, and other matters related to the quality of development.

§ 305-117. Landscaping, screening, and fencing standards.

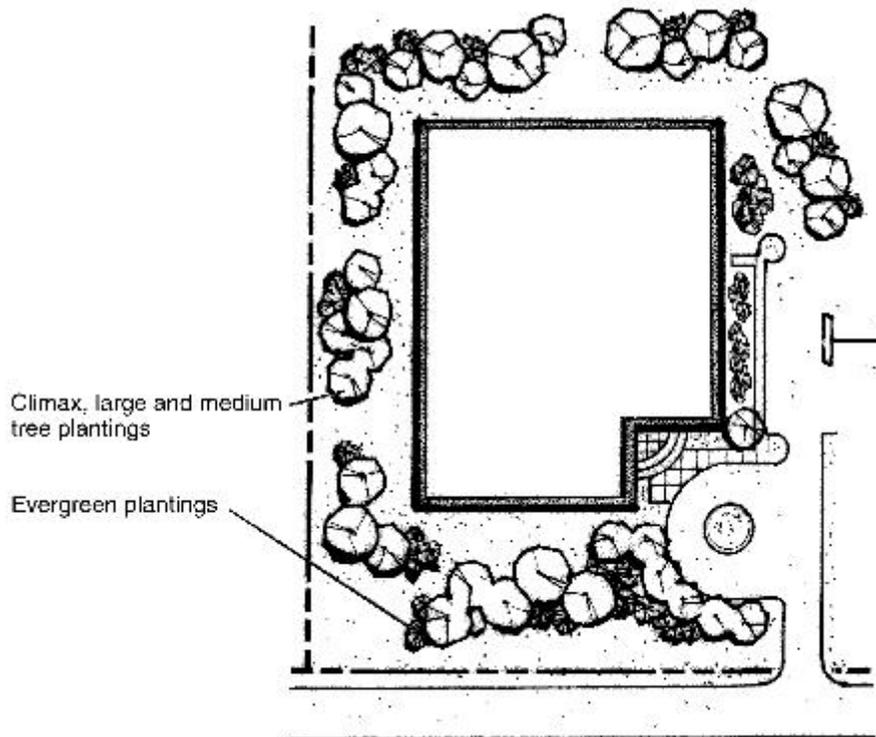
A. Purpose. The purpose of this section is to indicate the requirements that may be applied for screening, landscaping, and fencing for certain development projects, zoning districts, and project components as identified below.

B. Landscaping standards.

(1) Applicability: Except for farm and forestry uses, the requirements of this section shall apply to all new land development projects and to all additions, expansions, or site modifications to such uses.

(2) Existing vegetation: To the greatest extent possible, each new development and lot shall retain existing trees outside of proposed building and parking areas. See also § [305-122B](#) for cluster development preservation standards.

(3) Landscaping coverage: Each new development and lot shall be landscaped with an effective combination of living trees, ground cover, and shrubbery. Landscaping shall be emphasized in street yards, adjacent to residentially zoned lots, within and adjacent to parking lots and near principal building foundations. The following figure provides an example.



(4) Distance requirements: No purposely planted tree or shrub as measured from its center shall be located within five feet of a driveway or public street right-of-way or easement.

(5) Visual clearance triangle: All new landscaping material located within a visual clearance triangle (as described in § [305-106](#)) shall be 2 1/2 feet or less in height or have a clearance of eight feet beneath the lowest branch or projection.

(6) Depiction on site plan: All existing and proposed landscaping on the lot shall be depicted on the site plan, for developments where a site plan is required under Article [XII](#), § [305-94](#).

(7) Installation and maintenance: All proposed and approved landscaping shall be installed in a sound manner and according to accepted planting procedures with quality plant materials. The lot owner shall maintain such plantings and all dead plantings shall be replaced.

C. Screening standards (landscaped buffer yards).

(1) Applicability: The following areas or features shall be required to be effectively screened by fencing, landscaping, or berms from view from public roadways and adjacent residentially zoned properties:

- (a) Exterior structures related to heating systems, cooling or air-conditioning systems.
- (b) Refuse, garbage, dumpsters and recyclable material collection points.
- (c) Outdoor storage areas.
- (d) Loading docks.

(e) Utility structures and substations.

(f) Any other site area or facility as required for the specific land use by the requirements of this article [XVI](#), or by the approval authority, if reasonably related to the protection of neighboring properties or the public from distracting, unappealing, or offensive views of on-site activities.

(2) Options for screening: The following are options for providing required screening where applicable.

(a) Fencing: The construction of a minimum six-foot-high solid fence, per Subsection [D](#) below, shall be deemed adequate screening if required.

(b) Rows of trees: The planting of a minimum of two rows of trees staggered with a ten-foot spacing, which are a minimum of four feet tall when planted, shall be deemed adequate screening if required. The lot owner shall maintain such planting and any dead trees shall be replaced within one year. Alternate species or planting plan may be substituted if prior approval is received from the Zoning Administrator.

(c) Existing vegetation: The maintenance of existing native vegetation that, from off the property during full foliage conditions, provides the appearance of a solid wall of vegetation, shall be deemed adequate screening if required. The final determination as to acceptability of the existing vegetative screen shall be by the Zoning Administrator.

(d) Earthen berm: The construction of an earthen berm to the minimum height of six feet, which is to be seeded and/or landscaped with shrubs and maintained by the owner, shall be deemed adequate screening if required.

(3) Depiction on site plan: All existing and proposed screening shall be depicted as to their location, type, and size on the site plan, in cases where a site plan is required under Article [XII](#), § [305-94](#).

D. Fencing standards.

(1) The construction and maintenance of partition fences between adjoining lands used for farming or grazing shall be governed by Wisconsin Statutes, Chapter [90](#).

(2) For areas where a new subdivision plat or certified survey map adjoins lands used for farming or grazing, the following provisions shall apply, unless an alternate agreement between abutting property owners is negotiated, approved by the Village and Town, and recorded against both properties:

(a) A partition fence between the subdivision plat or certified survey map and lands used for farming or grazing, satisfying the requirements of Wisconsin Statutes, Chapter [90](#), for a legal and sufficient fence, shall be required.

(b) The subdivider shall be responsible for constructing, keeping and maintaining such partition fence. The subdivider shall construct such fence at the time of site development.

(c) A covenant binding the subdivider, its grantees, heirs, successors, and assigns to erect and maintain such fence, without cost to the adjoining property owners, so long as the adjoining land is used for farming or grazing purposes, shall be included upon the face of the final plat or certified survey map.

(3) The construction of all other fences shall be as specified in Article [IX](#), § [305-66](#) of this chapter, except that the provisions of § [305-66F](#) shall not apply within the extraterritorial zoning jurisdiction.

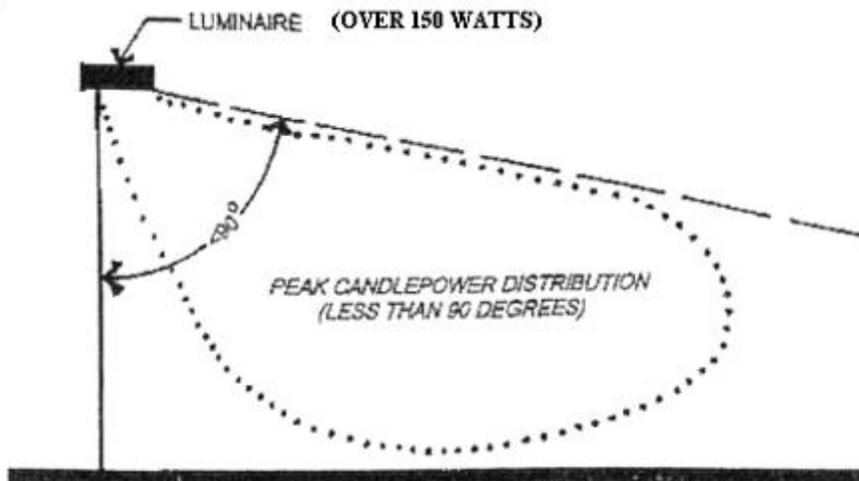
§ 305-118. Exterior lighting standards.

A. Purpose. The purpose of this section is to regulate the spillover of light and glare on operators of motor vehicles, pedestrians, land uses in the vicinity of a light source, and the "dark sky" in order to promote traffic safety, prevent nuisances, and preserve rural community character.

B. Applicability. The requirements of this section apply to all exterior lighting for multiple family residential uses of greater than two dwelling units, and nonresidential land uses within the jurisdiction of this article, except for public lighting within a public road right-of-way or public road easement.

C. Exterior lighting standards.

(1) Power and orientation of light fixture: No exterior light fixture shall be placed or oriented so that the lighting element (bulb) or associated convex lens is visible from an adjacent lot line or public road right-of-way or easement line. Within the R-N or other residential zoning district, no light fixture shall exceed 150 watts. All lighting fixtures over 150 watts shall be fully shielded and mounted at a 90° angle to the ground, per the following figure.



(2) Maximum illumination levels: At any property line, the illumination level from a light fixture shall not exceed 0.5 footcandles above the ambient lighting condition on a cloudless night.

(3) Prohibited light fixtures: No searchlights or strobe lights shall be permitted.

(4) Depiction on site plan: All existing and proposed exterior light fixtures shall be depicted as to their location, type and wattage on the site plan, as required under Article [XII](#), § [305-94](#).

(5) Village lighting ordinance provisions: If the Village adopts additional requirements for exterior lighting as part of this chapter, and such requirements are accepted by resolution of the Joint Committee, such requirements shall also apply within the extraterritorial zoning area.

§ 305-119. Sign and billboard standards.

All requirements of Chapter [305](#), Article [VII](#), shall apply within the extraterritorial zoning jurisdiction.

§ 305-120. Keeping of animals.

A. Purpose. The purpose of this section is to establish standards for keeping of farm animals, hobby farm animals, and domestic and exotic pets on parcels within the extraterritorial zoning jurisdiction in such a manner that allows for reasonable numbers of animals; avoids nuisances, undesirable odors, and other negative impacts on neighboring properties; protects human and animal health; satisfies the needs of animals for exercise space; and protects water quality.

B. Definitions. The following definitions describe terms used to interpret this section:

(1) Farm animal: domestic animals traditionally used in this state in the production of meat, milk, eggs, fiber and crops. These include, but are not limited to, domesticated mammals and birds: cattle, goats, sheep, buffalo, pigs, horses, rabbits, chickens, turkeys, ducks, geese, pigeons, emus and ostriches.

(2) Hobby farm animals: nontraditional production animals, raised on small acreages, which do not have substantial food and fiber economic value. These include, but are not limited to, horses, llamas, and minks.

(3) Domestic and exotic pets: domestic animals kept for companionship. These include, but are not limited to, dogs, horses, cats and exotic pets, such as guinea pigs, pet rats, reptiles, ferrets, pot bellied pigs, turtles, parrots, gerbils and hamsters, and snakes.

C. Applicability. The purpose of this section is to establish land management standards for animals with a full range of agricultural uses. This includes managing land for livestock and crop production in a manner which preserves and promotes agriculture as a viable part of the New Glarus area's economy as well as hobby farm and pet management.

(1) Farm animals: The New Glarus Extraterritorial Zoning Districts A-P, A-PL, A-B, A-T, and R-N have livestock and cropping operations traditionally used in this state in the production of meat, milk, egg, fiber, and feed. The Right to Farm Law, as amended in 1995, encourages agricultural production and discourages land use conflicts between livestock operations and their neighbors. Wisconsin State Statute 828.08 states by law that agricultural production or the use of modern agricultural technology should not be hampered. The legislature found that development in rural areas and changes in agricultural technology, practices and scale of operation have increasingly tended to create conflicts between agriculture and other land uses. This law and state statute is meant to protect these farms and resolve these conflicts.

(2) Hobby farm animals: Land uses on small acreages that keep or maintain hobby animals shall provide and continuously maintain a minimum of one acre of open land available per animal unit for animal exercise and nutrient (manure) management.

(3) Domestic and exotic pets:

(a) Any person owning or possessing an animal, dog or cat shall not permit such pet to trespass on or destroy property or disturb the peace.

(b) It shall be unlawful for any person to keep, maintain, or have in his possession or under his control any poisonous reptile or any other dangerous or carnivorous wild animal, insect or reptile with vicious or dangerous propensities.

D. Animal unit density standard: A measure that represents a common denominator for the purpose of defining in what quantity farm animals may be kept (see Table 1 below). The unit measure is based on live animal weights of which 1,000 pounds of live animal weight is equivalent to one animal unit. This Zoning Ordinance has specific animal unit limitations in each of the zoning districts.

Table 1

Number of Animal Types Equivalent to 1,000 Animal Units and Animal Equivalency Factors

Farm Animal Type	Animal Units per Animal	Farm Animal Type	Animal Units per Animal	Farm Animal Type	Animal Units per Animal
Dairy cattle: milking and dry cows	1.43	Pigs/sows	0.4	Emu	0.15
Dairy cattle: heifers (400 to 1,200 pounds)	1.0	Pigs (up to 55 pounds)	0.1	Ostrich	0.35
Dairy calves (under 400 pounds)	0.2	Boars	0.5	Turkeys	0.018
Veal calves	1.0	Sheep/goat	0.1	Ducks: liquid manure	0.2
Beef cattle: steers or cows	1.0	Lambs	0.07	Ducks: nonliquid manure	0.0333
Beef calves (under 400 pounds)	0.2	Chickens: per bird (liquid manure)	0.0333	Llama/alpaca	0.35
Bulls	1.43	Chickens: layers (nonliquid manure)	0.0123	Rabbits	0.01
Horses	2.0	Chickens: broilers and pullets	0.008		

Sources: WisDNR Rule NR 243.12; UW-Extension; The Stockman's Handbook

(1) It is recommended that animal owners manage manure and other waste responsibly. The Animal Unit Density Standard assures that land uses that keep or maintain animals provide and continuously maintain land available for animal exercise and nutrient (manure) management. The

owner can document the types and amounts of manure and other organic wastes that the livestock facility will generate when fully populated, the final disposition of waste by land spreading or other means, the acreage available to the operator for land spreading, and a map showing where the operator proposes to land spread nutrients. The above information can be documented in a nutrient management plan.

E. Nutrient management plan: A written site-specific plan which details how the major plant nutrients (nitrogen, phosphorus, and potassium) are to be managed annually. The plan assures that the farm has sufficient land-spreading acres for the manure volumes that the on-farm livestock generate as well as prevents overapplication of commercial fertilizers. The landowner can submit the nutrient management plan for approval to the Green County Land Conservation Department, and implement the plan on all lands receiving mechanically applied manures and commercial fertilizers. Plan is to be updated yearly.

F. Other performance standards.

(1) No person owning or responsible for any animal may refuse or neglect to supply the animal with a sufficient supply of food and water.

(2) Outdoor animal containments, such as pens, coops and similar structures, shall be located in accordance with the standards in Wisconsin Statutes, Chapter [90](#), a minimum of 50 feet from any well, and a minimum of 100 feet from any property line.

(3) Unconfined manure piles (a quantity of manure at least 175 cubic feet in volume that covers the ground surface to a depth of at least two inches) are prohibited (ATCP 51).

G. State and federal standards. Land uses that keep farm animals may also be subject to state and federal laws and rules, most of which are not administered locally. It is the responsibility of the property owner to adhere to such laws and rules as applicable, which at the time of adoption of this chapter included but were not necessarily limited to the following:

(1) Agricultural performance standards in Chapters ATCP 50 and NR 115, 151, 243, and 812 of the Wisconsin Administrative Code.

(2) Wisconsin Administrative Code Chapter ATCP 51, involving the siting of livestock facilities.

(3) All state manure and nutrient management statutes and rules, including § 281.16(3), Wis. Stats.

(4) Wisconsin Pollutant Discharge Elimination System permits for farm operations over 1,000 animal units, as identified in Chapters NR 243.13 through NR 243.16 of the Wisconsin Administrative Code.

(5) Wisconsin Statutes Chapters 29 and 169, involving the treatment of wild animals.

(6) Wisconsin Statutes Chapter 951, involving crimes against animals.

(7) Wisconsin Statutes Chapter [93](#), enabling legislation for the Department of Agriculture Trade and Consumer Protection (ATCP) and which also includes animal regulations.

(8) Wisconsin Statutes Chapter [97](#), involving food regulations. Several Department of Agriculture, Trade and Consumer Protection rules also cover various aspects of food processing.

(9) The U.S. Natural Resources Conservation Service (NRCS) Nutrient Management standard.

(10) The U.S. Environmental Protection Agency's confined animal feeding operations rule.

§ 305-121. Development density standards for A-P and A-PL Districts.

A. Purpose. This section provides standards for the tracking and calculation of allowable new dwelling units and equivalent principal uses (building sites) on parcels in the A-P and A-PL Zoning Districts. These districts limit the overall density and/or land area of new nonfarm development in order to preserve agricultural and rural character.

B. Determining gross site area. For the purposes of calculating the maximum number of allowable new dwelling units and equivalent principal uses (building sites) on parcels in the A-P and A-PL Zoning Districts, the gross site area of the contiguous lands held in single ownership shall be determined as of October 13, 1997. Terms used in this section are defined as follows:

GROSS SITE AREA

The entire land area located within a parcel, including land within all easements (including roadway easements) and environmentally constrained land (such as floodplains and wetlands), but not including land on the water side of the ordinary high water mark of navigable lakes, ponds, rivers, and streams. Lots separated by subdivision plat or certified survey map prior to October 13, 1997, shall not be considered in the calculation of gross site area of the parcel from which they were separated.

CONTIGUOUS

Lots or parcel shall be considered contiguous if they share a common boundary. Parcels in single ownership which are directly across rail right-of-way, easements, or navigable rivers, streams or creeks, along with parcels that meet only at a corner, shall be considered contiguous.

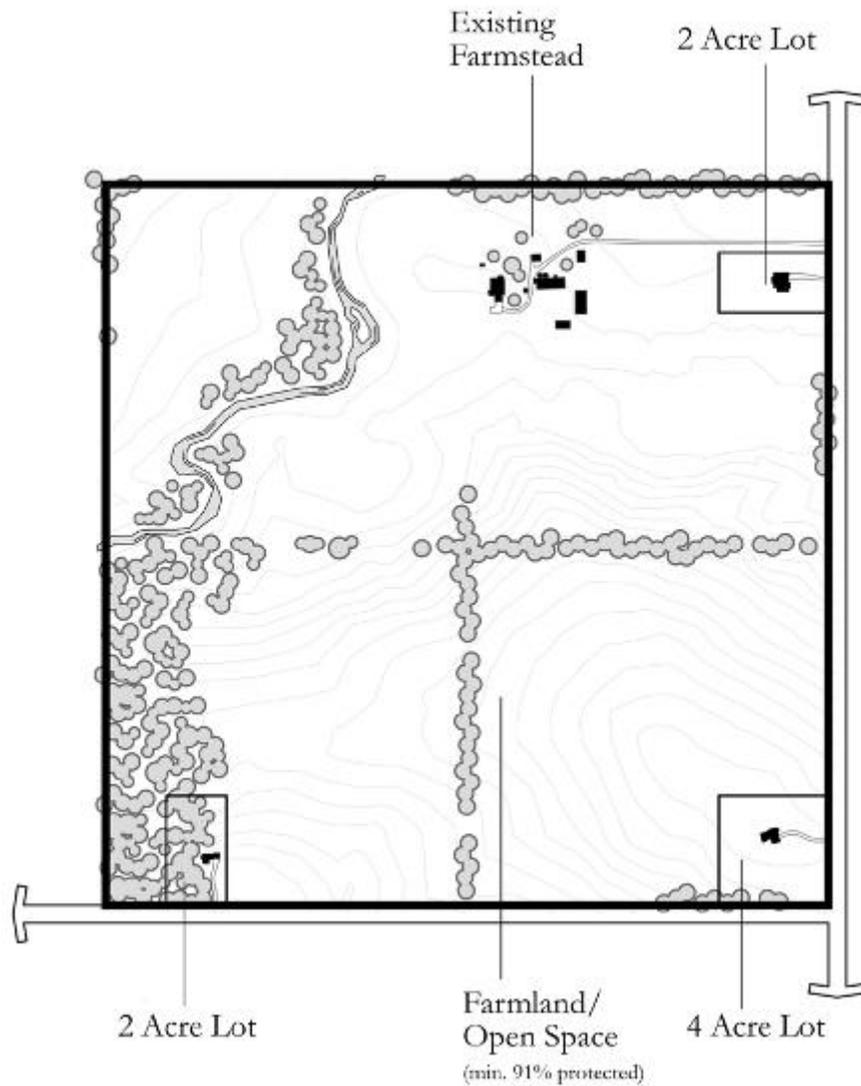
SINGLE OWNERSHIP

Any combination of lands singly owned by one individual, jointly owned by a couple including that individual, or owned by a partnership or corporation in which the individual has controlling ownership.

C. Normal density calculation for parcels less than 70 acres. Unless cluster development standards under Subsection [E](#) are followed, all parcels with a gross site area of less than 70 acres in contiguous single ownership as of October 13, 1997, shall have no greater than one building site for a dwelling unit or an equivalent principal use, as defined below. At least 91% of the parcel shall remain in open space following development. If an existing parcel already contains a dwelling unit or an equivalent principal use, no additional dwelling unit or equivalent principal use shall be allowed.

D. Normal density calculation for parcels of 70 acres or more. Unless cluster development standards under Subsection [E](#) are followed, all parcels of a gross site area of 70 acres or more in contiguous single ownership as of October 13, 1997, shall have a number of building sites for dwelling units or equivalent principal uses determined as follows: the gross site area is divided by 35, with the resulting number truncated down to the nearest whole number (i.e., no consideration of fractions). Any preexisting building sites used for a dwelling unit or an equivalent principal use shall be counted as one building site for purposes of this calculation. At least 91% of the parcel shall remain in open space following development.

(1) Example: In the following example, this one-hundred-sixty-acre parcel is allowed a total of four building sites. This is calculated by taking 160 and dividing it by 35, yielding a result of 4.57. The 0.57 is then removed, resulting in a total of four building sites that may be located on this parcel. The parcel includes an existing farmstead residence, which means that three new building sites (represented by the new two- and four-acre lots) may be created. The new lots must be created in such a way that at least 91% of the October 13, 1997, parcel (145.6 acres) remains in open space.



E. Cluster development density calculation:

(1) A cluster development is a type of single-family residential development intended to preserve open space, farmland, and natural features that enhance the New Glarus area's rural character; hide or buffer development from public roads through placement, topography, vegetation, and/or setbacks; and encourage housing on moderate-sized rural lots grouped in a portion(s) of the parcel best suited for development. Any existing parcel of less than 40 acres may not be developed as a cluster development under this section.

(2) Where cluster development is used in accordance with all design principles described in section § [305-122B](#), then the number of building sites is determined using the following criteria.

(a) The minimum number of lots required to qualify as a cluster development is three. There may be more than one cluster of at least three lots created from a single parcel.

(b) Fifteen percent or less of the gross site area may be within all clusters combined, used for residential purposes, and eligible for building and zoning permits, provided that other zoning and subdivision ordinance requirements are met.

(c) Only single-family dwellings may be permitted in a cluster development.

(d) The minimum size of new lots within each cluster shall be two acres.

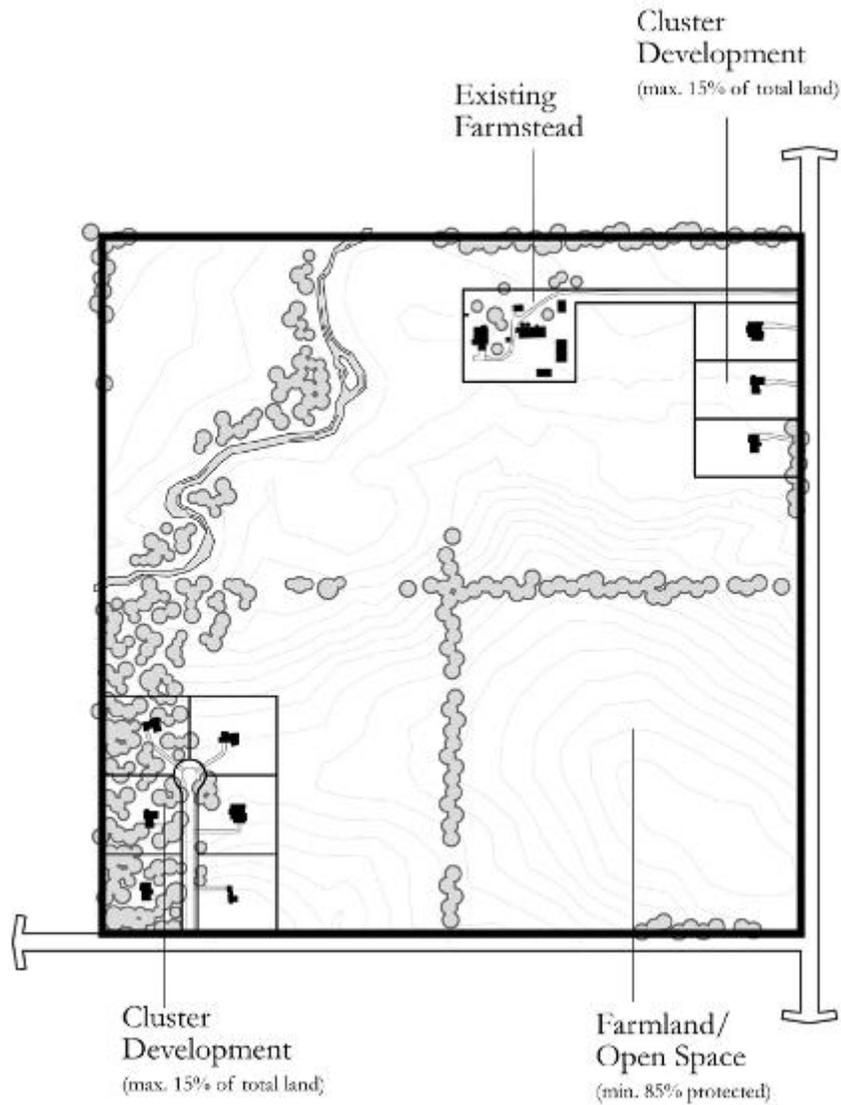
(e) Eighty-five percent or greater of the gross site area of contiguous lands held in single ownership shall remain in open space following the cluster development. Such open space shall be protected from development through a conservation easement, deed restrictions, or cluster development ownership covenants that shall be effective until January 1, 2025, or to a later date or in perpetuity if either desired by the land owner or extended per an amendment to Chapter 15 of the Town of New Glarus Code of Ordinances.

(f) Open space that is commonly owned by the lot owners of the cluster development shall be managed in a stewardship-like manner to permit active and passive recreational use of the commonly owned public space by residents of the development and general public. Open space that continues to be utilized for agricultural purposes shall be utilized in a manner compatible with adjoining uses.

(g) Each lot division (split) reduces the gross site area of the parent parcel from which the lot was split by 35 acres regardless of the actual size of the lot that was split, which in turn impacts the calculations for determining required open space.

(h) The cluster development design and layout shall meet the standards provided in § [305-122](#).

(3) Example: In the following example, this one-hundred-sixty-acre parcel is allowed a total of 24 acres to be placed in cluster development residential building sites (15% of 160). This includes the area occupied by the preexisting farmstead. The developer may place as many additional lots in the 24 acres as is practical, given minimum lot size requirements (two acres per lot) and other environmental, engineering, and regulatory limitations. In this example, there are two clusters created from the original parcel: one four-lot cluster that includes the original farmstead and one six-lot cluster built along a new cul-de-sac road. Together, these two clusters occupy less than 15% of the original parcel. The remaining 85% must be placed in a conservation easement or deed restricted to prevent further development there until 2025 or as otherwise may be extended by Town ordinance.



F. Effect of land sales: Changes and reconfigurations in ownership following October 13, 1997, do not trigger new allotments of potential future dwelling units in the A-P and A-PL Districts. When land is sold or consolidated after October 13, 1997, the Joint Committee and Zoning Administrator will use the following approaches in the order listed to determine how many (if any) potential future building sites were transferred along with the land:

- (1) Any sales contracts or other recorded documents indicating how many potential future dwelling units (if any) are being transferred along with the land.
- (2) In the absence of a clearly understood sales contract or recorded deed notice that defines the intent, the assumption shall be that one building site is transferred with each 35 acres sold. If less than 35 acres are sold, the assumption shall be that one building site was transferred with each new lot that was created, provided that the provisions of § [305-121A](#) through [E](#) allow for a building site.

G. Miscellaneous provisions.

(1) Each dwelling unit or equivalent principal use [defined in Subsection [G\(2\)](#) below] that received a zoning permit or was otherwise legally constructed on the parcel prior to October 13, 1997 shall be counted against the maximum number of building sites that may be created. The term "dwelling unit" is as defined in § [305-106](#) of Article [XV](#) of this chapter.

(2) Each principal commercial, institutional, recreational, utility building, transportation, or industrial land use permitted or legally established on the lands shall be counted as the equivalent of one dwelling unit and one building site for the purposes of this section. These are referred to as "equivalent principal uses" above.

(3) The Town of New Glarus shall maintain parcel records as of October 13, 1997, or as close to that date as possible, and shall provide them to the Zoning Administrator. These shall be used as the basis for determining contiguous lands held in single ownership and gross site area as of October 13, 1997, unless the petitioner is able to demonstrate to the Zoning Administrator that such records are in error.

(4) Lands in contiguous single ownership that were legally established prior to the effective date of this article and that are less than two acres in gross site area shall be allowed a total of one single-family dwelling unit or one principal commercial, institutional, recreational, utility, transportation, or industrial land use as may be allowed in the zoning district. No further division of such lands under A-P or A-PL zoning is permitted.

(5) Nothing in this section shall preclude the petitioner from seeking a Zoning Map amendment to remove lands from the A-P or A-PL Zoning Districts. In the event that such lands are rezoned away from one of these districts (and not rezoned to another one of these districts), the provisions of this section shall no longer apply.

§ 305-122. Rural character design standards.

A. Purpose. The purpose of this section is to establish standards to ensure that new development that is approved is sensitive to preserving the rural character of the New Glarus area. The standards for approval include standards for cluster development, open space preservation, view protection, signs, and lighting.

B. Cluster development design standards. In order to be considered a cluster development under § [305-121E](#), the following design criteria must be met:

(1) Natural resources shall be integrated into the development design as aesthetic and conservation landscape elements. The development shall identify and provide for the permanent preservation of environmentally sensitive areas such as wetlands, hydric soils, floodplains, slopes of 20% or greater, areas of rare or endangered plant or animal species, historic and archeological sites, and views in accordance with Subsections [B\(6\)](#) and [C](#) below. Permanent preservation shall be achieved through the implementation of techniques such as conservation easements, restrictive covenants, deed restrictions, dedication to the public or an appropriate nonprofit organization, and/or establishment of buildable or "no build" areas on the plat or certified survey map.

(2) Homesites shall be promoted near the edges of wooded areas and near the edges of open fields.

(3) Where the development includes a mature woodland, the developer shall identify the edges of said woodland, establish forest management guidelines in accordance with forestry best management practices, and practice active forest management and selective harvesting in accordance with said guidelines to improve the health and diversity of tree species on the property.

(4) No building site shall be located on a slope of 20% or greater.

(5) All cluster developments of 10 or more lots shall provide for the recreational needs of its future residents through trails, parks, dog runs, or other recreational space or facilities geared and accessible to residents. Where an adopted Town, County, or Village comprehensive plan, land use plan, or outdoor recreation plan recommends a park, trail, or other recreational facility for the proposed plat area, the developer will make reasonable accommodation for the recommended facility.

(6) Lots, dwellings, and internal roads shall be placed to minimize their visibility from existing public roads and to conform to the landscape. This shall be accomplished by:

(a) Designing lots that will abut a federal, state, or county highway to minimize the visibility of the dwellings from the highway, with strategies including maintenance of existing vegetation and grades, deep lots, dwellings abutting new roads that are not the highway, a landscaped buffer yard along the highway meeting the standards of § [305-117C](#) of this article, or some combination based on the specific conditions of the land.

(b) Designing roads and lot layouts to blend with the natural land contours.

(c) Using topography and vegetation to screen dwellings.

(d) Preserving tree lines, fence lines, stone rows, existing farm roads, barns, cabins, and other features of the rural landscape.

(e) Meeting other view preservation standards in Subsection [C](#) below.

(7) The development shall include stormwater management and erosion control systems that focus on best management practices (BMPs). BMPs may include overland water transfer, natural landscape planting and restoration to increase infiltration and reduce runoff, bio-infiltration systems, natural basin design, residential roof runoff directed to yard areas, and rain gardens. Such techniques shall be integrated in stormwater management and erosion control plans submitted with the cluster development subdivision plat or certified survey map submittal.

(8) The placement of building sites shall be made in accordance with any Village- or Town-adopted future roadway or utility plan map.

(9) The developer shall be required to work with the Joint Committee and Town of New Glarus on other design considerations that are particular to the unique characteristics of the parcel.

C. View preservation. The conditions of any development approval shall require the identification of building sites on the plat, certified survey map, or existing lot of record, and may restrict the location of houses and other structures so as to provide appropriate sight lines and view protection as follows:

(1) The lots shall be positioned and building sites and heights limited so that the rooflines and tops of structures shall not visibly extend above the line of ridges and hilltops (or the vegetation that will remain on top of them) when viewed from outside the development parcel.

(2) Houses and structures shall be buffered from existing roads using existing and planted trees and vegetation, hills, berms or other natural-appearing features.

D. Rural lighting standards. Lighting shall be installed and maintained to minimize any negative impacts on the rural character and dark night skies. The specifications for lighting set in § [305-118](#) shall be followed.

E. Signs and billboards. Signs and billboards shall be restricted to promote high aesthetic quality and safety throughout the extraterritorial zoning jurisdiction. The specifications for signage and billboards in § [305-119](#) shall be followed.

F. Agricultural preservation. Effort shall be taken to protect agriculture. For all new lots created for residential purposes, the following note shall be added to the final plat or certified survey map before such document is recorded: "Through Section 823.08 of Wisconsin Statutes, the Wisconsin Legislature has adopted a right-to-farm law. This statute limits the remedies of owners of later established residential property to seek changes to preexisting agricultural practices in the vicinity of the residential property. Active agricultural operations are now taking place and may continue in the vicinity of this plat or certified survey map. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during all hours of the day and night."

§ 305-123. Erosion control and stormwater management.

All state erosion control and stormwater management requirements (NR 135, 260, and 265, §§ 265.29 and 265.33) shall apply to the extraterritorial zoning jurisdiction. In addition to the regulations imposed by the aforementioned chapters and sections, the following erosion control measures for land-disturbing activities on steep slopes shall apply.

A. The subdivider or developer shall indicate on a site plan required per Article [XII](#), § [305-94](#), areas of slopes between 12% and 20%, and areas where slopes are 20% or greater.

B. For proposed development areas with slopes measuring 12% to 20%, every effort shall be taken to maintain vegetation to stabilize slopes.

C. No land division for residential, commercial or industrial purposes shall be approved which would result in or authorize a use or disturbance of land, including construction of private roads and driveways, on hillsides with a slope of 20% or more. For purposes of this section, 20% means a vertical elevation differential of 10 feet in 50 horizontal feet.

§ 305-124. Junkyards and salvage yards.

Junkyards and salvage yards, as defined in § [305-106](#), shall be prohibited within the extraterritorial zoning jurisdiction, except as follows:

A. Where specifically listed as a permitted or conditional use in the zoning district mapped over the property; or

B. Where otherwise legally established prior to the date of adoption of this article. Such uses shall be considered nonconforming uses subject to § [305-131](#) and Article [V](#) of this chapter.

§ 305-125. (Reserved)

§ 305-126. (Reserved)

§ 305-127. (Reserved)

§ 305-128. (Reserved)

§ 305-129. (Reserved)

§ 305-130. Extraterritorial zoning administration.

A. Purpose. The purpose of this section is to establish:

- (1) Responsibilities for administration of this article; and
- (2) Procedural requirements for zoning text amendments, Zoning Map amendments, conditional use permits, site plan review, variance requests, appeals, zoning permits, building permits and density-based zoning tracking.

B. Regulations governing and roles of specific officials in zoning administration.

(1) Joint Extraterritorial Zoning Committee.

(a) Creation. The Joint Extraterritorial Committee (Joint Committee) shall be created as provided by Wisconsin Statutes § 62.23(7a).

(b) Powers and duties. The Joint Committee shall possess the powers and duties prescribed in Wisconsin Statutes § 62.23(7a) and such other powers and duties as vested by this article and by the Village Board.

(c) Membership. The Joint Committee shall be appointed pursuant to Wisconsin Statutes § 62.23(7a)(c).

(d) Rules and reports. The Joint Committee may adopt rules governing its own proceedings. The Joint Committee shall annually report to the Village Board and Town Board of its transactions and expenditures, if any, for the preceding year, and with such general recommendations as to matter covered by its prescribed duties and authority. This annual report may be in the form of meeting minutes and shall be filed with the Village and Town no later than March 1 of each year.

(e) Meetings. The Joint Committee shall elect a Chairperson and Secretary and shall keep a written report of its proceedings to include all actions taken, a copy of which shall be filed with the Village and Town Clerks. Four members shall constitute a quorum.

(f) Affirmative votes. Actions on requests for amendments of the Official Zoning Map (rezonings), ordinance text amendments, and conditional use permits shall require the affirmative approval of a majority of the members. All other actions of the Joint Committee shall require the affirmative approval of the majority of members in attendance at the meeting.

(g) Staff. The Joint Committee shall utilize the services of existing Village and Town officials, employees, and outside consultants as needed.

(2) Village Board. The roles and responsibilities of the Village Board shall be as specified in § [305-92](#), per Subsections [D](#) to [L](#) below, and by Wis. Stats., § 62.23(7a).

(3) Village Plan Commission. The roles and responsibilities of the Village Plan Commission specified in § [305-92](#) shall be delegated to the Joint Committee in the duties and authorities prescribed by this article for lands within the extraterritorial jurisdiction.

(4) Village Zoning Administrator. The roles and responsibilities of the Village Zoning Administrator shall be as specified in § [305-91](#) and in review and approval of the activities regulated by this article as specified in Subsections [D](#) to L below.

(5) Zoning Board of Appeals. The roles and responsibilities of the Zoning Board of Appeals shall be as specified in § [305-92](#) and in review and approval of the activities regulated by this article as specified in subsections [D](#) to L below. The Village may establish a separate or supplemented Zoning Board of Appeals, including Town residents, for matters within its purview within the extraterritorial zoning area.

C. Enforcement and action of the Joint Committee.

(1) The Joint Committee shall enforce this article in accordance with the administrative provisions of the Town, Village, state, and this article.

(2) The Joint Committee shall act upon all such applications on which it is authorized to act by the provisions of this article within the subsequent two meetings but not more than 90 days from when they are filed in full compliance with all the applicable requirements.

(3) Fees for permits shall be based on a schedule established by resolution of the Joint Committee, following a recommendation from the Town Board.

D. Amendment of Official Zoning Map (rezonings). Rezonings shall be conducted in accordance with the procedures sets forth in Article [XIII](#), § [305-98](#). The Joint Committee shall be vested with the authority, roles, and responsibilities of the Plan Commission granted in Article [XIII](#).

E. Ordinance text amendments. Ordinance text amendments shall be conducted in accordance with the procedures sets forth in Article [XIII](#), § [305-98](#), except the authority, roles, and responsibilities of the Plan Commission as referred to in this article shall be replaced by the authority, roles, and responsibilities of the Joint Committee within the extraterritorial jurisdiction.

F. Conditional use permit review and approval. Application for conditional use permit shall be conducted in accordance with the procedures and standards set forth in Article [IV](#), §§ [305-25](#) to 305-38. Authority, roles, and responsibilities granted to the Plan Commission in Article [IV](#) shall be delegated to the Joint Committee within the extraterritorial jurisdiction.

G. Site plan submittal and approval procedure. Site plan submittal, review and approval shall be conducted in accordance with Article [XII](#), § [305-94](#). Authority, roles, and responsibilities granted to the Plan Commission in § [305-94](#) shall be delegated to the Joint Committee within the extraterritorial jurisdiction.

H. Zoning permit review and approval procedure. Zoning permit review and approval shall be conducted in accordance with § [305-93](#). The Village Zoning Administrator is the authority granting review and approval to zoning permits for land uses that are in full conformance with this article.

I. Building Permit Review and Approval Procedure. Prior to the commencement of any construction or activities covered by this article, written authorization to start the work shall be obtained from the Town of New Glarus Building Inspector. The Town Building Inspector shall issue a building permit only after receipt of all other necessary permits, and in accordance with the requirements of this article. Building permits shall not be issued until all of the requirements of this article are met, including the issuance of a zoning permit where required.

J. Interpretation. The Village Zoning Administrator shall have the authority of interpreting the standards and requirements of this article. Where consistent with the expeditious rendering of an interpretation, the Zoning Administrator shall seek the advice of the Joint Committee before making an interpretation.

K. Appeals of zoning interpretations. Procedures for appeals from the interpretations, orders, requirements or decisions of the Zoning Administrator, Joint Committee, or the Village Board where it is alleged that there is an error in any decision as provided for by Wisconsin statutes and applicable case law shall follow the procedures of §§ [305-101](#), [305-102](#) and [305-103](#). The Joint Committee has the authority to make a recommendation to the Zoning Board of Appeals on all appeals filed, and shall be notified by the Zoning Administrator when such appeals are filed.

L. Variance review and approval procedure. Submittal, review and consideration of a requested variance shall follow the procedures set forth in § [305-104](#). The Joint Committee may make a recommendation to the Zoning Board of Appeals on variance requests.

§ 305-131. Nonconforming buildings, structures, and uses.

All requirements and regulations of Article [V](#) shall apply. The date of adoption of Article [XVI](#) shall be the effective date for nonconformance under Article [XVI](#).

§ 305-132. Substandard lots.

A. Lots created after adoption of this article. No new lot shall be created which does not meet the dimensional requirements within the zoning district in which it is located or as specified by applicable subdivision ordinance, whichever is larger.

B. Lots created before adoption of this article. A lot which was part of an approved and recorded plat or certified survey map, or which was otherwise legally recorded in the County Register of Deed's office before the date of adoption of this article, may be used as a building site for a single-family dwelling (or a use of similar intensity in a nonresidential zoning district) upon the issuance of a zoning permit, subject to the following conditions:

- (1) Such use is permitted in the zoning district in which the lot is located.
- (2) All dimensional requirements of this article shall be met.
- (3) The lot and development must meet other applicable rules outside of this article, including its suitability for on-site waste treatment systems.

§ 305-133. Violations.

All requirements and regulations of Article [XII](#), § [305-95](#), shall apply. All roles and responsibilities granted therein to the Village Plan Commission shall be granted to the Joint Committee in the execution of this article.