

ESTABLISHMENT OF ZONES

A. ZONE DISTRICT

For the purpose of this ordinance, the Town of Glenmore, Brown County, Wisconsin, is hereby divided into the following Zoning Districts:

A-1	Agriculture
B-1	Community Business
I-1	General Industrial
M-1	Multi-Family
R-1	Residential
R-R	Rural Residential

B. ZONING MAP

The location and boundaries of the districts established by this ordinance are set forth on the Zoning Map, entitled “Zoning District Map for the Town of Glenmore, Brown County, Wisconsin, dated December 17, 1987”, which are incorporated herein and hereby made a part of this ordinance. The said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this ordinance as though fully set forth and described herein.

C. ZONE BOUNDARIES

The following rules shall apply with respect to the boundaries of the various districts as shown on the Zoning District Map.

1. District boundary lines are the centerlines of highways, streets, alleys, and pavements; or right-of-way lines of railroads, toll road, and expressway; or section, division of section, tract, and lot lines; or such lines extended, unless otherwise indicated.
2. In areas not subdivided into lots and blocks; wherever a district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strips shall be in accordance with dimensions shown on the maps measured at right angles from the center line of the street or highway, and the length of frontage shall be in accordance with dimensions shown on the map from section, quarter section, or division lines, or centerlines of streets and highways, or railroad rights-of-way, unless otherwise indicated.
3. Where a district boundary line divides a lot in single ownership on the effective date of this ordinance, the Town Board of the Town of Glenmore, after due hearing, may extend the regulations for either portion of such lot.
4. Split Zoning of Parcels—In order to accomplish the goal of preserving agricultural land in the Town of Glenmore Comprehensive Plan, split zoning of parcels may be allowed at the discretion of the Town Board.

A split zoning document must be created by a licensed surveyor. The document will be a single page containing a legal description of the area to be rezoned, and a map showing acreage and dimensions. The area to be rezoned will be staked. If the rezone is approved, the split zoning document will be dated and kept on file with the Town Clerk.

D. EXEMPTED USES

The following uses are exempted by this ordinance and permitted in any zone district: poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, valves or any other similar distributing equipment for telephone or other communications; and electric power, gas, water and sewer lines, provided that the installation shall conform to the Federal Communication Commission and Federal Aviation Agency rules and regulations and other authorities having jurisdiction. However, radio and television transmission and booster towers, and telecommunication antennas and towers are subject to the regulations prescribed in the zoning district.