

R-R RURAL RESIDENTIAL

A. PERMITTED USES

1. Agriculture, dairying, floriculture, forestry, general farming, grazing, greenhouses, horticulture, livestock raising, nurseries, orchards, pasturage, poultry raising, riding academies and stables, truck farming, and wildlife sanctuaries.
2. Agricultural warehouses.
3. Class I Manufactured Home.
4. Parks, recreational sites and golf courses.
5. Single family dwellings.
6. Transmission lines, substations, telephone and telegraph lines, public utility installations.
7. Two family dwellings.

B. PERMITTED ACCESSORY USES

1. Additional structures necessary for the continuance of the farming operation.
2. Conservatories and greenhouses for plants, provided such activity is not used for wholesale or retail trade beyond the limitations of a home occupation.
3. Home occupations.
4. Outdoor furnace.
5. Private garages, carports, and driveways.
6. Roadside stands, provided the structure does not cover more than three hundred (300) square feet in ground area and does not exceed ten (10) feet in height.
7. Satellite dish antennas, less than twelve (12) feet in diameter.
8. Tool houses, sheds and other similar buildings used for the storage of common supplies.

C. CONDITIONAL USE

1. Airfields, airports, and heliports.
2. Animal feed operations.
3. Animal waste storage facility.
4. Artificial lakes/ artificial ponds.

5. Bed and Breakfast establishments.
6. Cable television installations.
7. Cemeteries and mausoleums.
8. Colleges, universities, schools (elementary, junior high and senior high), hospitals, sanitariums, churches, and other religious institutions.
9. Conservation Subdivisions..
10. Fire stations, police stations, post offices and other governmental facilities.
11. Manufactured home parks.
12. Microwave relay towers.
13. New structures or confinement areas necessary for housing animal units.
14. Telecommunication antennas and towers.
15. Town sanitary landfills and town solid waste disposal sites.
16. Wind energy system – Small.

D. LOT REQUIREMENT

1. Area – one (1) acre minimum, two (2) acre maximum not to include the public right of way.
2. Zoning lot frontage – one hundred fifty (150) continuous feet minimum, two hundred ninety-nine (299) continuous feet maximum.
3. Minimum lot width 150 feet.
4. For farm dwellings and related structures which remain after farm consolidation, please see A-1 Agriculture Par L. sub 1.

E. HEIGHT REGULATIONS

1. Farm structures – sixty (60) feet maximum*.
2. Residential dwellings – thirty-five (35) feet maximum.

*Except as provided in **General Provisions**, Subsection E, Height Regulations

F. BUILDING SETBACKS

1. Front yard, corner side yard, and rear yard, when it abuts on a street, shall have a setback in accordance with those prescribed in the Brown County Highway Setback Ordinance. However, in no case shall the front yard or corner side yard be less than twenty-five (25) feet from the right-of-way.

2. Side yard, when not abutting a street, shall have a minimum setback of twenty-five (25) feet. A newly constructed building of less than five hundred (500) square feet need only be five (5) feet from the rear lot line.

G. BUILDING SIZE

Minimum size of a single family residential dwelling shall be one thousand (1,000) square feet ground floor area for a one story single family dwelling and eight hundred fifty (850) square feet minimum ground floor area for single family dwellings having more than one story. Minimum size of a two family dwelling shall be sixteen hundred (1,600) square feet floor area.

H. ACCESSORY BUILDING

Accessory uses shall conform to district requirements and those set forth in **General Provisions**, Subsection C, Building and Uses.

I. PARKING

Parking shall conform to the requirements as set forth in **Off-Street Parking and Loading Requirements**.

J. SIGNS

Signs shall be regulated as set forth in **Regulation of Signs**.

K. OTHER REQUIREMENTS

1. All future residential dwellings connected with a farming operation shall be located on a separate lot containing a minimum of one (1) acre and one hundred fifty (150) continuous feet of lot frontage.

2. Other structures or buildings allowed within the R-R District shall meet the requirements of the district and remaining articles of the zoning ordinance as determined by the Town Zoning Administrator.

AN ORDINANCE REZONING PROPERTY LOCATED AT _____
IN THE TOWN OF GLENMORE, BROWN COUNTY, WISCONSIN,
FROM A-1 AGRICULTURE TO R-R RURAL RESIDENTIAL

WHEREAS, the Town Clerk has published a notice of public hearing regarding such proposed zoning change and a public hearing has been held at the Glenmore Community Center whereupon the Town Board has heard all interested persons.

NOW THEREFORE, the Town Board of the Town of Glenmore, Brown County, Wisconsin, does ordain as follows:

Section 1. That provided the following conditions are met, the property located at:

Will be rezoned from A-1 to R-R. This rezoning will only occur under the following conditions:

- (a) That the owner of this property must obtain a building permit and commence building on the property within 2 years from the date of adoption of this ordinance stated below. "Commence building" will be determined by the Town Zoning Administrator.

In the event that this condition is not met, this land shall remain in its present zone, A-1, and this ordinance shall be null and void. Once this condition is met, the property is rezoned to the R-R zone.

Section 2. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

Section 3. This ordinance shall take effect upon its adoption and publication.

Approved and adopted this _____ day of _____ 20_____

Town Chairman

ATTEST:

Town Clerk