

R-1 RESIDENTIAL

A. PERMITTED USES

1. Class I Manufactured Home.
2. Parks, recreational sites and golf courses.
3. Single family dwellings.
4. Transmission lines, substations, telephone and telegraph lines, public utility installations.
5. Two family dwelling.

B. PERMITTED ACCESSORY USES

1. Home occupations.
2. Outdoor furnace.
3. Private garages, carports, and driveways.
4. Satellite dish antennas, less than twelve (12) feet in diameter.
5. Tool houses, sheds and other similar buildings used for the storage of common supplies.

C. CONDITIONAL USE

1. Artificial lakes/ artificial ponds.
2. Cemeteries and mausoleums.
3. Colleges, universities, schools (elementary, junior high and senior high), hospitals, sanitariums, churches, and other religious institutions.
4. Conservation Subdivisions.
5. Fire stations, police stations, post offices, and other governmental facilities.
6. Manufactured home parks.

D. LOT REQUIREMENT

1. Area – one (1) acre minimum, two (2) acre maximum, not including 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

Residential dwellings – thirty-five (35) feet maximum.

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

Other structures or buildings allowed within the R-1 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-1 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-1. 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-1 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 proper posting.

Approved and adopted this _____ day of _____ 20____

Town Chairman

ATTEST:

Town Clerk