

# **M-1 MULTI-FAMILY**

## **A. PERMITTED USES**

1. Any use permitted in the R-1 Residential District.
2. Apartment houses.
3. Boarding or lodging houses.
4. Day care centers.
5. Nursery schools.
6. Transmission lines, substations, telephone and telegraph lines, public utility installations.

## **B. PERMITTED ACCESSORY USES**

1. Accessory buildings and uses customarily incidental to any of the above structures when located on the same lot and not involving the conduct of a retail business.
2. Home occupations.
3. Outdoor furnace
4. Private garages, carports, and driveways.
5. Satellite dishes less than twelve (12) feet in diameter.
6. Tool houses, sheds and other similar buildings used for the storage of common supplies.

## **C. CONDITIONAL USE**

1. Artificial lakes/ artificial ponds.
2. Cable television installations.
3. Colleges, universities, schools (elementary, junior high and senior high), hospitals, sanitariums, churches, and other religious institutions.
4. Community based residential facility.
5. Fire stations, police stations, post offices and other governmental facilities.
6. Manufactured home parks.

## **D. LOT REQUIREMENTS**

1. Area – one (1) acre minimum for the first four units plus fifteen thousand (15,000) square feet for each additional unit.
2. Zoning lot frontage – one hundred fifty (150) continuous feet minimum.

## **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 front yard or corner side yard be less than twenty-five (25) feet from the street right-of-way.
2. Side yard shall have a minimum setback of twenty-five (25) feet.
3. The rear yard, when not abutting on a street, shall have a minimum setback of twenty-five (25) feet for the principal structure and twenty-five (25) feet for the accessory building. 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**

1. Minimum size of a residential dwelling shall be eight hundred fifty (850) square feet ground floor area.
2. The total area above grade occupied by the building, accessory buildings, and car stalls or parking places shall not exceed fifty (50) percent of the total area of the lot on which they are located.

## **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**.

AN ORDINANCE REZONING PROPERTY LOCATED AT \_\_\_\_\_  
IN THE TOWN OF GLENMORE, BROWN COUNTY, WISCONSIN,  
**FROM A-1 AGRICULTURE TO M-1, MULTI-FAMILY**

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:

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Will be rezoned from A-1 to M-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 M-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 publication.

Approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20

\_\_\_\_\_  
Town Chairman

ATTEST:

\_\_\_\_\_  
Town Clerk

