

## 7.01 INTRODUCTION

- (1) **Statutory Authorization.** This ordinance is established pursuant to the provisions of Section 60.62 of the Wisconsin Statutes and shall be known as the Town of Greenville Zoning Ordinance.
- (2) **Purpose.** It is the purpose of this ordinance to promote the public health, safety, convenience and general welfare; to protect property values and the property tax base; to permit the careful planning and efficient maintenance of highway systems; to ensure adequate highway, utility, health, educational and recreational facilities; to recognize the needs of agriculture, forestry, industry and business in future growth; to encourage uses of land and other natural resources which are in accordance with their character and adaptability; to provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems; to encourage the protection of groundwater resources; to preserve wetlands; to conserve soil, water and forest resources; to protect the beauty and amenities of landscape and man-made developments; to provide healthy surroundings for family life; and to promote the efficient and economical use of public funds.
- (3) **Applicability and Extent of Power.** This ordinance is designed to determine, establish, regulate and restrict:
  - (a) The areas within which agriculture, forestry, industry, mining, trades, business and recreation may be conducted.
  - (b) The areas in which residential uses may be regulated or prohibited.
  - (c) The areas in and/or along natural watercourses, channels, streams and creeks in which trades or industries, filling or dumping, erection of structures and the location of buildings may be prohibited or restricted.
  - (d) Trailer camps, or tourist camps and motels or both and mobile/manufactured home parks.

- (e) Designate certain areas, uses or purposes that may be subjected to special regulation.
- (f) The location of buildings and structures designed for specific uses and designation of uses for which buildings and structures may not be used or altered.
- (g) The location, height, bulk, number of stories and size of buildings and other structures.
- (h) The location of roads and schools.
- (i) Building setback lines.
- (j) The density and distribution of population.
- (k) The percentage of lot that may be occupied, size of yards, courts and other open spaces.
- (l) Places, structures or objects with a special character, historic interest, aesthetic interest or other significant value, historic landmarks and historic districts.
- (m) Burial sites, as defined in State Stats. 157.70(1)(b).