

**ZONING ORDINANCE
FOR THE
TOWN OF WAYNE, WASHINGTON COUNTY, WISCONSIN**

SECTION 1.00 INTRODUCTION

1.01 AUTHORITY

These regulations are adopted under the authority granted by Sections 60.22(3), 60.62, 61.35, and 62.23(7) of the Wisconsin Statutes and amendments thereto. The Town Board of the Town of Wayne do ordain as follows:

1.02 PURPOSE

The purpose of this Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics, and general welfare of the Town of Wayne, Wisconsin.

1.03 INTENT

It is the general intent of this Ordinance to regulate and restrict the use of all structures, lands and waters; and to:

- A. Regulate Lot Coverage and the size and location of all structures so as to prevent overcrowding and to provide adequate sunlight, air, sanitation, and drainage;
- B. Regulate Population Density and Distribution so as to avoid sprawl or undue concentration and to facilitate the provision of adequate public service and utilities;
- C. Regulate Parking, Loading and Access so as to lessen congestion in and promote the safety and efficiency of streets and highways;
- D. Secure Safety from fire, pollution, contamination and other dangers;
- E. Stabilize and Protect existing and potential property values;
- F. Preserve and Protect the beauty of the Town of Wayne;
- G. Prevent and Control Erosion, sedimentation, and other pollution of the surface and subsurface waters;
- H. Further the Maintenance of safe and healthful water conditions;

- I. Provide for and Protect a variety of suitable commercial and industrial sites;
- J. Protect the traffic-carrying capacity of existing and proposed arterial streets and highways;
- K. Implement those town, county, watershed, and regional comprehensive plans or components of such plans adopted by the Town of Wayne; and
- L. Provide for the administration and enforcement of this Ordinance and provide penalties for the violation of this Ordinance.

1.04 ABROGATION AND GREATER RESTRICTIONS

It is not intended by this Ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, ordinances, rules, regulations, or permits previously adopted or issued pursuant to law. However, wherever this Ordinance imposes greater restrictions, the provisions of this Ordinance shall govern.

1.05 INTERPRETATION

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the Town and shall not be construed to be a limitation or repeal of any other power now possessed by the Town of Wayne.

1.06 SEVERABILITY

- A. If any Section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.
- B. If Any Application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment.

1.07 REPEAL

All other ordinances or parts of ordinances of the Town inconsistent or conflicting with this Ordinance, to the extent of the inconsistency only, are hereby repealed.

1.08 TITLE

This Ordinance be referred to or cited as the “ZONING ORDINANCE, TOWN OF WAYNE, WISCONSIN” and is hereafter referred to as the “Ordinance”.