



GRAFTON
QUALITY LIFE. NATURALLY.

Town of Grafton Ordinance No. 2016-01

**AN ORDINANCE AMENDING TITLE 9, CHAPTER 1, ZONING,
OF THE CODE OF ORDINANCES, TOWN OF GRAFTON, WISCONSIN,
ADDRESSING TYPOGRAPHICAL ERRORS MADE
DURING PAST CODIFICATION EFFORTS**

WHEREAS, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth; and

WHEREAS, a Notice of Public Hearing before the Town Board was duly published in the *Ozaukee Press* on December 24, 2015, and December 31, 2015; and

WHEREAS, a Public Hearing was held before the Town Board on January 13, 2016, regarding the proposed Amendments to the Town's Code of Ordinances; and

WHEREAS, based on the above, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth below.

NOW, THEREFORE, the Town Board of the Town of Grafton does hereby ordain as follows:

Section 1:

Section 9.1.1.08 of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the underlined language and deleting the language struck out:

- 9.1.1.08 Title**
This Chapter shall be known as, referred to, or cited as ~~Zoning~~“The Zoning Code.”

Section 2:

Section 9.1.2 of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.2 General Provisions.

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9.1.2.02 Compliance

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- (B) Duty of the Building Inspector.

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- (4) Upon presentation of identification, the Building Inspector or his deputy shall have the right to request entry to any public or private lands or waters at any reasonable time to make a zoning inspection. If entry is refused, the Building Inspector or his deputy may obtain a special inspection warrant under Sec. 66.0119, Wis. Stats. The owner, lessee or occupant of any property who is served with a special inspection warrant shall furnish to the Building Inspector or his deputy any pertinent information requested by that person concerning such property.

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9.1.2.05 Site Restrictions

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- (B) Private Sewer and Water.
In any district where public ~~sewerage~~sewage service is not available, the width and area of all lots shall be sufficient to permit the use of an on-site soil absorption ~~sewerage~~sewage disposal system or other appropriate disposal system designed in accordance with the Wisconsin Administrative Code and with approval of the Ozaukee County Planning, Resources, and Land Management Department.

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9.1.2.06 Use Restrictions

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(F) Private Swimming Pools are permitted as an accessory use in the rear yard of any residence in any Agricultural or Residential District provided that:

(1) The swimming pool, as defined in Section 9.1.12.02(~~GG~~)(JJ), is designed, constructed and maintained so that it will not create a hazard to the health, safety or general welfare of the community, and will not be detrimental to the neighborhood or to the residents thereof.

(2) No swimming pool may be ~~setup~~set up, constructed, installed, enlarged, or altered unless all applicable permits have first been obtained from the Town Building Inspector.

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(7) A fence is not required for any in-ground swimming pool with an approved safety pool cover, as defined in Section 9.1.2-12.02, provided that the approved safety pool cover is securely fastened in place, covering the entirety of the swimming pool, when the swimming pool is unattended.

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(10) No lighting installed around swimming pools shall throw any rays ~~on to~~onto adjacent properties.

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Section 3:

Section 9.1.3 of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.3 Zoning Districts.

9.1.3.01 Establishment

(A) For the purpose of this Chapter, the Town of Grafton is hereby divided into the following Zoning Districts:

(1) A-1 Exclusive Agricultural District

(2) A-2 Agricultural/Rural Residential District

(3) R-1 Residential District

(4) R-2 Residential District

(5) R-3 Residential District

(6) RM-1 Multi-Family Residential District

~~(6)~~(7) B-1 Business District

(8) B-2 Business District

~~(7)~~(9) M-1 Light Manufacturing and Warehousing District

(10) M-2 Light Manufacturing and Warehousing District

- ~~(8)~~(11) C-1 Conservancy Overlay District
- (12) C-2 Conservation District
- ~~(9)~~(13) P-1 Park And Recreation District
- ~~(10)~~(14) RCDO – Residential Conservation Development Overlay District
- ~~(11)~~(15) PW Port Washington Road District
- (16) PWB-1 Port Washington Business District
- ~~(12)~~(17) BP-1 Business Park District
- ~~(13)~~(18) BP-2 Business Park District
- ~~(14)~~(19) BP-3 Business Park District
- ~~(15)~~(20) PUD – Planned Unit Development Overlay District
- (21) O-1 Office District

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9.1.3.03 A-1 Exclusive Agricultural District

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- (B) Permitted Accessory Uses.
 - (1) Garages or carports.
 - (2) Home occupations as specified in Secs. 9.1.12.02~~(GG)~~(HH) and 9.1.12.02~~(TT)~~(UU)
 - (3) One (1) roadside stand for selected farm products produced on the premises and not exceeding 150 square feet in floor area.
 - (4) Forest and game management.

....

- (F) Yards.
 - (1) A minimum street yard (setback) of 50 feet from the highway or road right-of-way shall be required.
 - (2) A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
 - (3) There shall be a side yard on each side of all structures not less than 20 feet in width.
 - (4) There shall ~~be~~be a rear yard of not less than 25 feet.

9.1.3.04 A-2 Agricultural/Rural Residential District

The A-2 Agricultural/Rural Residential District is intended to provide for, maintain, preserve, and enhance agricultural lands historically utilized for crop production which are generally best suited for smaller farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agricultural-related activity. The district also permits the creation of large rural residential estate type lots. The primary residence must have a two-car attached or detached garage prior to the issuance of an occupancy permit.

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- (B) Permitted Accessory Uses.
 - (1) Garages and carports.
 - (2) Home occupations as specified in Secs. 9.1.12.02(~~GG~~)(HH) and 9.1.12.02(~~TT~~)(UU).
 - (3) Forest and game management.
 - (4) One (1) roadside stand for selected farm products produced on the premises and not exceeding 150 square feet in floor area.

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9.1.3.05 R-1 Residential District

The R-1 Residential District is intended to provide for lake shore single-family development, at densities not to exceed one (1) dwelling unit per five (5) acres. The primary residence must have a two-car attached or detached garage prior to issuance of an occupancy permit.

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- (B) Permitted Accessory Uses.
 - (1) Private garages and carports.
 - (2) Gardening, tool and storage sheds not exceeding 200 square feet in area, incidental to the residential use.
 - (3) Home occupations as specified in Secs. 9.1.12.02(~~GG~~)(~~HH~~)(HH) and 9.1.12.02(~~TT~~)(~~UU~~)(UU)

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9.1.3.06 R-2 Residential District

The R-2 Residential District is intended to provide for single-family development, at densities not to exceed one dwelling unit per three (3) acres. Areas placed in this district by means of rezoning should not be less than 10 acres. The primary residence must have a two-car attached or detached garage prior to the issuance of an occupancy permit.

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- (B) Permitted Accessory Uses.
 - (1) Private garages and carports.
 - (2) Gardening, tool and storage sheds not exceeding 200 square feet in area, incidental to the residential use.
 - (3) Home occupations as specified in Secs. 9.1.12.02(~~GG~~)(~~HH~~)(HH) and 9.1.12.02(~~ZZ~~)(~~UU~~)(UU).

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- (D) Lot Area and Width.

Lots shall have a minimum area of three (3) acres and shall be not less than 150 feet in width at the building setback line.

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9.1.3.07

R-3 Residential District

The R-3 Residential District is intended to provide for single-family development, at densities not to exceed one (1) dwelling unit per ~~40,000 square feet acre~~ (43,560 square feet). Primary residence must have a two-car attached or detached garage prior to issuance of an occupancy permit.

....

(B) Permitted Accessory Uses.

- (1) Private garages and carports.
- (2) Gardening, tool and storage sheds, not exceeding 200 square feet in area, incidental to the residential use.
- (3) Home occupations as specified in Secs. 9.1.12.02(~~GG~~)(~~HH~~)(HH) and 9.1.12.02(~~ZZ~~)(~~UU~~)(UU).

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(D) Lot Area and Width.

Lots shall have a minimum area of ~~40,000~~43,560 square feet and shall not be less than 120 feet in width at the building setback line. Corner lots shall provide a minimum lot width of not less than 135 feet at the building setback line.

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9.1.3.08

RM-1 Multi-Family Residential District

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(E) Building Height and Area.

No building or parts of a building shall exceed three (3) stories or forty-two (42) feet in height, whichever is less. Height shall be measured as the vertical distance from the ~~height-highest~~ roof peak or point at the front (street side) of the building to the finished grade at the front (street side) of the building.

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(G) Design Standards

....

- (4) Create significant landscapes between buildings that encourage active use, along the public rights-of-way and may also serve as buffers when adjacent to single-family residential districts. Landscape elements shall be grouped together to create significant places such as groves or gardens. The minimum landscape requirements for any parcel within the RM-1 Multi-Family Residential District are as follows:

(a) Landscape Bufferyard.

The landscape bufferyard is defined in this district as the 20-foot-wide area immediately abutting the property line of single-family residential districts. Plantings in the bufferyard will be arranged so they

provide a full linear screening effect throughout the length of the bufferyard. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:

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9.1.3.09 B-1 Business District

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(G) Design Standards.

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- (4) Create significant landscapes between buildings that encourage active use along the public rights-of-way and may also serve as buffers when adjacent to residential districts. Landscape elements shall be grouped together to create significant places such as groves or gardens. The minimum landscape requirements for any parcel within the B-1 Business District are as follows:

(a) Landscape Bufferyard.

The landscape bufferyard is defined in this district as the 20-foot-wide area immediately abutting the property line of residential districts. Plantings in the bufferyard will be arranged so they provide a full linear screening effect throughout the length of the bufferyard. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:

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(H) Plans and Specifications to be Submitted to Plan Commission.

- (1) To encourage a business environment that is compatible with the residential character of the Town, building permits for permitted uses, permitted accessory uses and conditional uses in the B-1 Business District shall not be issued without review and approval of the Town of Grafton Plan Commission in accordance with the design standards set forth in Section 9.1.3.09(G) of this Chapter. Said review and approval shall be concerned with general

layout, building plans, lighting, ingress and egress, parking, loading and unloading, landscaping, open space utilization, and stormwater management plan.

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9.1.3.10

B-2 Business District

The B-2 Business District is intended to provide for the orderly and attractive grouping at appropriate locations of retail shops, offices, and other service establishments that serve the needs of the Town residents as well as the surrounding local community. Residential dwelling units are also permitted within the B-2 Business District to allow for a mixed-use ~~built~~building environment.

....

(E) Building Height.

No building or parts of a building shall exceed three (3) stories or forty-two (42) feet in height, whichever is less. Height shall be measured as the vertical distance from the ~~height~~highest roof peak or point at the front (street side) of the building to the finished grade at the front (street side) of the ~~of the building to the finished grade at the front (street side) of the building.~~

....

(G) Design Standards.

(1) Natural materials such as brick or stone are recommended for primary and accessory buildings. All facade orientations and architectural qualities shall be treated as equally important to the public view. Layering of facades or other special features shall be incorporated to define entrance areas, corners, and links to other buildings or public places. Materials shall be aesthetically compatible with other buildings in the immediate area.

~~(H) — (2)~~ See Title 7, Chapter 6, TGO for sign provisions.

~~(I) — (3)~~ Service, delivery, and waste disposal areas shall be located in the rear of buildings and can be visible from public areas but shall be (a) designed as visually attractive components of these areas or (b) visually separated from such areas. All refuse shall be stored in covered containers and must be stored in a screened and secured area. Design shall be compatible with that of the principal building. High quality solid gates for trash enclosures are required. There shall be no outdoor storage or display of materials, equipment, or merchandise.

~~(J) — (4)~~ Create significant landscapes between buildings that encourage active use, along the public rights-of-way and may also serve as buffers when adjacent to residential districts. Landscape elements shall be grouped together to

create significant places such as groves or gardens. The minimum landscape requirements for any parcel within the B-2 Business District are as follows:

(a) Landscape Bufferyard.

The landscape bufferyard is defined in this district as the 20-foot-wide area immediately abutting the property line of residential districts. Plantings in the bufferyard will be arranged so they provide a full linear screening effect throughout the length of the bufferyard. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:

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~~(K)~~(H) Plans and Specifications to be Submitted to Plan Commission.

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9.1.3.11 M-1 Light Manufacturing and Warehousing District

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(G) Design Standards.

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(4) Create significant landscapes between buildings that encourage active use, along the public rights-of-way and may also serve as buffers when adjacent to residential districts. Landscape elements shall be grouped together to create significant places such as groves or gardens. The minimum landscape requirements for any parcel within the M-1 Light Manufacturing and Warehousing District are as follows:

(a) Landscape Bufferyard.

The landscape bufferyard is defined in this district as the 40-foot-wide area immediately abutting the property line of adjacent residential districts. Plantings in the bufferyard will be arranged so they provide a full linear screening effect throughout the length of the bufferyard. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:

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(b) General Landscaping.

In addition to the requirements in the landscape bufferyard, general landscaping is also required on the remainder of the lot, including within the parking lot. Native plants are encouraged. The number of trees and shrubs required is based on the area of the lot not defined as a landscape bufferyard or occupied by a building. The area of the lot to be used for additional landscaping calculation = total area of lot – (landscape bufferyard area + total building footprint). The resulting acreage shall be multiplied by each of the following to determine the minimum required landscaping per acre:

1. Four (4) Shade/Canopy trees per acre with at least a two-inch (2") caliper at the time of planting.
2. Eight (8) Evergreen or Ornamental trees per acre with at least a one and one-half inch (1 1/2") caliper or height of four feet (4') at the time of planting.
3. Thirty-two (32) shrubs per acre at least two feet (2') in height at the time of planting.

....

(H) Plans and Specifications to be Submitted to Plan Commission.

- (1) To encourage a business environment that is compatible with the residential character of the Town, building permits for permitted uses, permitted accessory uses and conditional uses in the M-1 Light Manufacturing and Warehousing District shall not be issued without review and approval of the Town of Grafton Plan Commission in accordance with the design standards set forth in Section 9.1.3.11(G) of this Chapter. Said review and approval shall be concerned with general layout, building plans, lighting, ingress and egress, parking, loading and unloading, landscaping, open space utilization, and stormwater management plan.
- (2) Applicants can request requirements for plan and specification submissions from the Town Engineer or Town Clerk.

9.1.3.12 M-2 Light Manufacturing and Warehousing District

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(G) Design Standards.

....

- (4) Create significant landscapes between buildings that encourage active use, along the public rights-of-way and may also serve as buffers when adjacent to residential districts. Landscape elements shall be grouped together to create significant places such as groves or gardens. The minimum landscape requirements for any parcel within the M-2 Light Manufacturing and Warehousing District are as follows:

(a) Landscape Bufferyard.

The landscape bufferyard is defined in this district as the 40-foot-wide area immediately abutting the property line of adjacent residential districts. Plantings in the bufferyard will be arranged so they provide a full linear screening effect throughout the length of the bufferyard. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:

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....

(H) Plans and Specifications to be Submitted to Plan Commission.

- (1) To encourage a business environment that is compatible with the residential character of the Town, building permits for permitted uses, permitted accessory uses and conditional uses in the M-2 Light Manufacturing and Warehousing District shall not be issued without review and approval of the Town of Grafton Plan Commission in accordance with the Design Standards set forth in this Chapter. Said review and approval shall be concerned with general layout, building plans, lighting, ingress and egress, parking, loading and unloading, landscaping, open space utilization, and stormwater management plan.
- (2) Applicants can request requirements for plan and specification submissions from the Town Engineer or Town Clerk.

9.1.3.13 C-1 Conservancy Overlay District

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- (B) Structures.
 - (1) None permitted.
 - (2) No on-site soil absorption sanitary ~~sewerage~~ sewage system or private well used to obtain water for ultimate human consumption shall be constructed in the C-1 Conservancy Overlay District.
- (C) Lot Area Requirements.

No lands in the C-1 Conservancy Overlay District may be used to meet the lot area requirements of the underlying basic use district.

9.1.3.14 C-2 Conservation District

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- (C) Structures.
 - (1) None permitted.
 - (2) No on-site soil absorption sanitary ~~sewerage~~ sewage system or private well used to obtain water for ultimate human consumption shall be constructed in the C-2 Conservation District.

9.1.3.15 P-1 Park ~~And~~ and Recreation District

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9.1.3.16 RCDO – Residential Conservation Development Overlay District

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- (G) Site Analysis and Design Process.
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 - (4) The applicant shall then ~~layout~~ lay out a conceptual conservation development for the site following the regulations, standards, and guidelines within this zoning district.
 - (5) Prior to the submission of the Preliminary ~~Plan~~ Plat, the applicant shall have a pre-submission conference with representatives from the Plan Commission. This meeting is held for the purpose of discussing the applicant's conceptual designs for the site.
 -
- (J) Design Standards for Common Open Space.

This open space shall meet the following standards:

 - (1) For the purposes of this section, gross land area includes all lands within the tract, except existing street, railway, and utility rights-of-way.
 - (2) Common open space shall comply with the following design standards:

(a) The location of common open space shall be consistent with the objectives of the Town of Grafton Comprehensive Plan.

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(i) No common open space shall be less than 10,000 square feet in area, with the exception of landscape islands, as described in Subsection 9.1.3.16(I)(7)(b) and not less than 30 feet in its smallest dimension. Open space not meeting this standard shall not be counted toward the total required 60 percent common open space.

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(L) Cash Contributions for Common Open Space.

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(2) Cash contributions paid to the Town of Grafton are calculated using the following process:

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(c) Cash contributions paid to the Town of Grafton under this subsection ~~(I)~~-(L) shall be placed in a separate non-lapsing account designated for expenditure on conservation easements, purchase-of-development-rights, park land, or conservancy land as recommended by the Plan Commission. At the discretion of the Town Board, the allocation of such funds for the purchase of land or conservation easements and the establishment of the associated stewardship plans for the ongoing maintenance of such lands may be made as a precondition of the preliminary plat, final plat, or developer's agreement.

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(M) Ownership and Maintenance of Common Facilities and Open Space.

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(1) Ownership.

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(a) Homeowners Association

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8. Written notice of any proposed transfer of common facilities by the homeowners

development conditions, as determined by a water quality model approved by the Town Engineer.

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- (I) Plans and Specifications to be Submitted to Plan Commission.
 - (1) To encourage a business environment that is compatible with the residential character of the Town, building permits for permitted uses, permitted accessory uses and conditional uses in the PW Port Washington Road District shall not be issued without review and approval of the Town of Grafton Plan Commission in accordance with the design standards set forth in Subsection 9.1.3.17(H) of this Chapter. Said review and approval shall be concerned with general layout, building plans, lighting, ingress and egress, parking, loading and unloading, landscaping, open space utilization, and stormwater management plan.
 - (2) Applicants can request requirements for plan and specification submissions from the Town Engineer or Town Clerk.

9.1.3.18

PWB-1 Port Washington Business District

The PWB-1 Port Washington Business District is intended to provide for orderly commercial development which is compatible with the proximate commercial development's character and use. Development within the PWB-1 Port Washington Business District shall incorporate inviting architectural design, generous landscaping, safe pedestrian and vehicular access and connectivity, orderly off-street parking and loading areas, attractive storage, and exterior lighting that does not extend to or adversely affect adjoining properties.

- (A) Permitted Uses.
 - (1) Clothing and clothing accessory stores.
 - (2) Sporting goods, hobby, book, and music stores.
 - (3) Florists, gift, novelty, and stationary stores.
 - (4) Art and antique dealers.
 - (5) Finance and Insurance Services.
 - (6) Day Care Services.
 - ~~(7) Finance and Insurance Services.~~
 - ~~(8)~~(7) Real Estate Services.
 - ~~(9)~~(8) Professional, Scientific, and Technical Services.
 - ~~(10)~~(9) Health Services.
 - ~~(11)~~(10) Medical/Dental Clinics.
 - ~~(12)~~(11) Optical Stores.
 - ~~(13)~~(12) Pharmacies.
 - ~~(14)~~(13) Public Administration.
 - ~~(15)~~(14) Religious, Civic, and Professional Organizations.
 - ~~(16)~~(15) Bakery shops.
 - ~~(17)~~(16) Barber shops.

- (18)(17) Beauty shops.
- (19)(18) Business offices.
- (20)(19) Confectionaries and delicatessens.
- (21)(20) Jewelry stores.
- (22)(21) Office supply stores.
- (23)(22) Photography Stores.

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(F) Building Height and Area.

- (1) No building or parts of a building shall exceed three (3) stories or forty-two (42) feet in height, whichever is less. Height shall be measured as the vertical distance from the ~~height~~ highest roof peak or point at the front (street side) of the building to the finished grade at the front (street side) of the building.

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(H) Design Standards.

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- (2) See Title 7, Chapter 6, TGO for sign provisions. Signs within this district shall also adhere to the following standards:
 - (a) All sign structures along the roadside edge must be similar in terms of materials, plan, elevation, composition, and character as the building(s) they accompany.
 - (b) ~~They must also~~ Signs must be set back a minimum of 10 feet from the property line.
 - (c) Signs shall be used for identifying businesses and for directional purposes only.
 - (d) Signs for general advertising shall be prohibited.
 - (e) The following sign types are prohibited:
 1. Balloon and other inflatable signs and advertising;
 2. Banner (on poles or buildings)
 3. Beacon
 4. Billboard
 5. Flashing
 6. Moving
 7. Pennant, and
 8. Pole
 9. Roof
 10. Trailer
 11. Vehicle

- (f) The maximum area of wall-mounted signs in the PWB-1 Port Washington Business District shall be one hundred twenty (120) square feet per lot.
- (g) The maximum area of ground signs shall be sixty (60) square feet per side with a maximum height of eight (8) feet for any part of the sign and structure. One ground sign shall be allowed per lot.

....

- (4) Create significant landscapes between buildings that encourage active use, along the public rights-of-way and may also serve as buffers when adjacent to residential districts. Landscape elements shall be grouped together to create significant places such as groves or gardens. The minimum landscape requirements for any parcel within the PWB-1 Port Washington Business District are as follows:

- (a) Landscape Bufferyard.
The landscape bufferyard is defined in this district as the 20-foot-wide area immediately within the property line of the lot along public rights-of-way and adjacent residential districts. Plantings in the bufferyard will be arranged so they provide a full linear screening effect throughout the length of the bufferyard. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:
 - 1. Two (2) Shade/Canopy trees with at least a two-inch (2") caliper at the time of planting.

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9.1.3.19 BP-1 Business Park District

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- (E) Building Height and Area.
 - (1) No building or parts of a building shall exceed 3 stories or 42 feet in height, whichever is less. Height shall be measured as the vertical distance from the ~~height~~ highest roof peak or point at the front (street side) of the building to the finished grade at the front (street side) of the building.

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9.1.3.20 BP-2 Business Park District

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- (S) Plans and Specifications to be Submitted to Plan Commission
 - (1) To encourage a business environment that is compatible with the residential character of the Town, building permits for permitted uses, permitted accessory uses and conditional uses in the BP-2 Business Park District shall not be issued without review and approval of the Town of Grafton Plan Commission in accordance with the design standards set forth in Section 9.1.3.20(G)-(R) of this Chapter. Said review and approval shall be concerned with general layout, building plans, lighting, ingress and egress, parking, loading and unloading, landscaping, open space utilization, and stormwater management plan.
 - (2) Applicants can request requirements for plan and specification submissions from the Town Engineer or Town Clerk.

9.1.3.21 BP-3 Business Park District

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- (C) Conditional Uses. (See Sec. 9.1.4, TGO)
 - (1) ~~_____~~ [something missing??]

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Section 4:

Section 9.1.4 of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.4 Conditional Uses.

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9.1.4.05 Agricultural Uses

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- (K) Occupations in Accessory Structures in the A-1 and A-2 Agricultural Districts provided that:

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- (4) These businesses shall not adversely affect the surrounding properties or the agricultural district in general. Parking shall be limited to three (3) spaces. Signage shall follow the standards set forth in Title 7, Chapter ~~6~~ 6 for Home Occupation Signs. For structures used for this purpose, the maximum building footprint is 3,600 square feet, and the

maximum height is 35 feet (which does not apply to converted silos).

(L) Bed and Breakfast Establishments, provided that the establishment:

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(5) Complies with the standards of Ch. ~~HFS~~DHS 197, Wis. Admin. Code.

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9.1.4.07 Residential Uses

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(P) Bed and Breakfast Establishments, provided that the establishment:

....

(5) Complies with the standards of Ch. ~~HFS~~DHS 197, Wis. Admin. Code.

....

9.1.4.18 Termination

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(C) Effect of Termination of Conditional Use.

(1) Subject to Subsection ~~9.1.4.17(C)(2)~~9.1.4.18(C)(2), below, if the conditional use grant is terminated because a change in the character of the surrounding area or of the use itself causes it to be no longer compatible with the surrounding areas, such use shall thereafter be classified as a legal non-conforming use.

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Section 5:

Section 9.1.5.05(E) of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.5.05 Berm Requirements

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(E) Inspection.

If berm development or berm activities are being carried out without a permit, Town personnel shall enter the land pursuant to the provision of ~~Secs.~~Sec. 66.0119 and 66.123, Wis. Stats.

Section 6:


Except as hereinabove specifically modified and amended, the Code of Ordinances, Town of Grafton, Wisconsin, shall remain in full force and effect exactly as originally

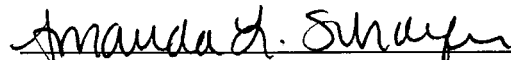
adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

Section 7:

This Ordinance shall take effect and be in full force from and after its passage and publication or posting.

Adopted by the Town Board of the Town of Grafton, Ozaukee County, Wisconsin, at its regularly scheduled meeting on this 13th day of January, 2016.


Lester A. Bartel, Jr., Town Chairman


Amanda L. Schaefer, Town Clerk

Publication Date: January 21, 2016
Posting Date: N/A, 2016

