

## DIVISION 3.0100 ZONING DISTRICTS AND MAPS

### SECTION 3.0101 ESTABLISHMENT OF DISTRICTS

To carry out the purpose and provisions of this Ordinance, the Town of Saukville is hereby divided into the following zoning districts:

#### Agricultural Districts:

- A-1 General Agricultural District
- A-2 Exclusive Agricultural District
- A-3 Agricultural Transition District
- A-4 Rural Countryside Agricultural District
- A-5 Countryside Agricultural District

#### Residential Districts:

- R-1 Waterfront Residential Neighborhood Conservation District
- R-2 Single-Family Residential Neighborhood Conservation District
- R-3 Waterfront Residential Neighborhood Conservation District
- R-4 Transitional Urban to Suburban/Rural Residential District

#### Business Districts:

- B-1 Community and Neighborhood Business District

#### Industrial Districts:

- M-1 Light Manufacturing District
- SG Sand and Gravel Extraction District

#### Public and Semi-Public Districts:

- I-1 Institutional District
- P-1 Park and Recreation District

#### Ozaukee County Shoreland-Rated Districts:

- SW Shoreland-Wetland District
- R-R Recreational-Residential District
- GP General Purpose District

#### Ozaukee County Floodplain-Related Districts:

- FW Floodway District
- FF Floodfringe District
- GFP General Floodplain District

### SECTION 3.0102 ZONING DISTRICT MAPS

- A. Zoning Map Established. The location and boundaries of the districts established by this Ordinance are set forth in the Official zoning Map, dated February 2000 as amended, which is incorporated herein and hereby made a part of this Ordinance. The Official Zoning Map, with everything shown thereon, and all amendments thereto, shall be as much a part of this Ordinance as though fully set forth and described herein.
- B. Zoning Map Availability. Certified copies of the Zoning Map shall be adopted and approved as part of this Ordinance and shall be available to the public in the office of the Town Clerk.

### SECTION 3.0103 DISTRICT BOUNDARIES

When uncertainty exists with the respect to boundaries of the various districts shown on the zoning maips, the following rules shall apply:

- A. General Location of Zoning District Boundaries.
  - 1. Zoning Boundary Determination. The zoning district boundaries are corporate limits; U.S. Public Land Survey lines; lot or property lines; centerlines of street, highways, alleys, easements, and railroad right-of-ways or such lines extended; streams; floodland boundaries; and wetland boundaries unless otherwise shown. Distances not specifically shown on the Zoning Map shall be determined by the scale of the Zoning Map.
  - 2. Zoning Boundary Determination for Approximate Boundaries. Where the designation of the Official Zoning Map shows that various zoning districts are approximately bounded by a street, alley, railroad, lot line, stream, floodland boundary, or wetland, or centerline of such street, alley, or railroad right-of-way, boundaries as delineated on a large-scale topographic maps prepared by Ozaukee County or as determined by using flood profiles and accompanying hydrologic and hydraulic engineering data, said approximate boundaries shall be construed to be the zoning district boundary line.
  - 3. Split Zoning of Newly Created Lots Not Allowed. The split zoning of any newly created lot or parcel into more than one (1) zoning district shall not be allowed except for the SW, R-R, GP, FW, FF, and GFP Districts.
  
- B. Zoning District Boundary Lines on Unsubdivided Property. In unsubdivided property, the location of the zoning district boundary lines shown on the Official Zoning Map shall be determined by:
  - 1. Use of the scale on such map; or
  - 2. Be in accordance with the dimensions shown on the map measured at right angels from the centerline of the street or highway, and the length of frontage shall be according to dimensions show on the map from section, quarter-section, or division lines, or centerlines of streets, highways , or railroad right-of-way unless otherwise shown.

#### SECTION 3.0104 ZONING OF STREETS, ALLEYS, PUBLIC-WAYS, WATERWAYS, AND RAILROAD RIGHT-OF-WAYS

All streets, alleys, public-ways, waterways, and railroad right-of-way, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such alleys, streets, public-ways, waterways, and railroad right-of-way. Where the centerline of a street, alley, public-way, waterway, or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

#### SECTION 3.0105 ZONING OF DETACHED LAND

- A. General. Any detachments from incorporated areas to the Town of Saukville, resulting from disconnections from incorporated areas, shall be automatically classified in the A-1 General Agricultural District, subject to the provisions of Section 3.0105 (B though C) below, until otherwise classified by amendment.
  
- B. Detachments Containing Shorelands. Detachments containing shorelands shall be placed in the Ozaukee County SW, R-R, and GP Districts as applicable and as required by Ozaukee County.

- C. Detachments Containing Floodlands. Detachments containing floodlands shall be placed in the Ozaukee County FW, FF, and GFP Districts as applicable and as required by Ozaukee County
- D. Detachments Containing Shoreland Wetlands. Detachments containing shoreland wetlands shall be placed in the Ozaukee County SW District as applicable and as required by Ozaukee County.