

7.02 GENERAL PROVISIONS

(1) **Establishment of Districts.** To achieve the purposes of this ordinance, the Town of Greenville is hereby divided into the following districts as set forth in Section 7.10 of this ordinance:

- AD - Airport District
- AED - Exclusive Agricultural District
- AGD - General Agricultural District
- R1 - Single-Family Residential District
- R2 - Two-Family Residential District
- R3 - Multi-Family Residential District
- GC - General Commercial District
- CP - Planned Commercial District
- IND - Industrial District

(2) **Official Zoning Map**

(a) **Establishment.** The location and boundaries of the districts shall be as shown in a map entitled the Official Zoning Map of the Town of Greenville, Outagamie County, Wisconsin. The district symbol as set out in (1) above and Section 7.11 of this ordinance shall be used to designate each district. The Official Zoning Map with all notations, dimensions, designations, references and other data shown shall accompany and be part of this ordinance.

(b) **Amendments.** Amendments to the Official Zoning Map shall be approved by the Outagamie County Board of Supervisors in accordance with the provisions of this ordinance and Section 60.62 of the Wisconsin Statutes. Amendments shall be effective as provided in Section 60.62 of the Wisconsin Statutes. Amendments shall promptly be portrayed on the Official Zoning Map.

- (c) **Final Authority as to Zoning Status.** Regardless of the existence of purported copies of all or part of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the Clerk's office, shall be the final authority as to the current zoning status of any lands unless over ruled by Outagamie County.

- (d) **Replacement of Official Zoning Map.** If the official Zoning Map, or any page or portion thereof, becomes damaged, lost, destroyed or difficult to interpret, the Town Board may by resolution adopt a new Official Zoning Map or any page or pages thereof, which shall supersede the prior Official Zoning Map, or page or pages thereof. The new Official Zoning Map, or page or pages thereof, may correct drafting or other errors or omissions, but no such correction shall be the effect of amending the original Official Zoning Map or page or pages thereof. If, in the process of correcting drafting or other errors or omissions, district boundaries are changed or altered, then action shall be taken only in the form of an amendment.

- (e) **Retention of Earlier Maps.** All zoning maps which have had the force and effect of official zoning maps for the Town of Greenville prior to the effective date of adoption of this ordinance shall be retained as a public record and as a guide to the zoning status of lands prior to such date.

(3) **Interpretation of District Boundaries.**

- (a) Except as otherwise specifically provided, a district symbol or name shown within district boundaries on the Official Zoning Map indicates that the district regulations pertaining to the district extend throughout the whole area surrounded by the boundary line.

- (b) Where uncertainty exists as to the boundaries of districts shown on the Official Zoning Map, the following rules apply:

- (1) Boundaries indicated as approximately following the centerlines of streets, highways, alleys or rights-of-way shall be construed as following such centerlines as they exist on the ground.
- (2) Boundaries indicated as approximately following lot lines shall be construed as following such lines; provided, however, that where such boundaries are adjacent to the dedicated street, highway or right-of-way and the zoning status of the street, highway or right-of-way is not indicated, the boundaries shall be construed as running to the middle of the street, highway or right-of-way.
- (3) Boundaries indicated as approximately following the limits of incorporated municipalities shall be construed as following such limits.
- (4) Boundaries indicated as following railroad tracks shall be construed as being midway between the main tracks.
- (5) Where boundaries do not follow property lines and distances are not specified, boundaries shall be determined by the use of the scale in the Official Zoning Map.
- (6) Where the property layout existing on the ground is at variance with that shown in the Official Zoning Map, the Zoning Administrator shall interpret the Official Zoning Map. The determination by the Zoning Administrator may be appealed as provided in Section 7.29 (4).

(4) **Application of Regulations.** The regulations set by this ordinance shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

- (a) No land, building or structure shall hereinafter be used or occupied, and no building, structure, or part thereof shall hereinafter be erected, constructed,

reconstructed, moved, or structurally altered except in conformity with all the regulations herein specified for the district in which it is located.

- (b) No sign shall hereafter be erected, hung, placed, altered, or moved except in conformity with the regulations of the district in which it is located.
- (c) No part of a yard, open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance shall be included as part of a yard, open space, off-street parking or loading space similarly required for any other building except if allowed in another part of this ordinance.
- (d) No lot or yard existing at the effective date of adoption of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Lots or yards created after the effective date of adoption of this ordinance shall meet the minimum requirements established by this ordinance.
- (e) No accessory building shall be constructed upon a lot until the construction of the main building has actually commenced. No accessory building shall be used unless the principal building on the lot is also being used. No cellar or basement shall be used as a dwelling prior to substantial completion of the dwelling of which it is part.

- (5) **Interpretation.** In their interpretation and application, the provisions of this ordinance shall be considered minimum requirements. Where the provisions of this ordinance impose greater restrictions than any statutes, other regulations, ordinance or covenant, the provisions of this ordinance shall prevail. Where the provisions of any statute, other regulation, ordinance or covenant impose greater restrictions than the provisions of this ordinance, the provisions of such statute, other regulations, ordinance or covenant shall prevail.

- (6) **Severability.** It is hereby declared to be the legislative intent that should any provision of this ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance in its entirety or any part thereof, other than that so declared to be invalid.
- (7) **Other Regulations Applicable to the Development and Use of Land and Structures.** In addition to the applicability of these regulations, certain lands and structures in the Town of Greenville are also subject to, without limitations, regulations pertaining to floodplains, shorelands and wetlands, land divisions, airports, airport operations or other similar regulations.