

ARTICLE X. ZONING DISTRICTS AND ZONING MAP

Sec. 95.169. Compliance required.

Within the Village of Weston's extraterritorial zoning jurisdiction that lies within the Town of Weston, the use of any land, air or water; the size, shape and placement of lots, including the provision of open spaces within lots; and the use, size, height, location and type of structure on lots shall be in compliance with the regulations established in this chapter and made applicable to the district in which such land or structure is located.

Sec. 95.170. Regulations made applicable to each district.

For the purpose of implementing this chapter, the following types of zoning districts are created and established:

- (1) *Basic holding districts.* Basic holding districts are established for the purpose of permitting certain existing uses of land to continue, principally agriculture, with limited new development permitted until major development or redevelopment is ready to occur, at which time, based upon the completion of additional detailed planning by the ETZ Committee, rezoning to other basic districts or to overlay districts would take place.
- (2) *Basic development and conservation districts.* Basic development and conservation districts are established for the purpose of regulating land use consistent with the town plan.
- (3) *Overlay districts.* Overlay districts are established which provide for the possibility of superimposing upon basic districts certain additional permissive uses or regulatory restraints, which may or may not also modify the underlying basic district regulations.

Sec. 95.171. Format of individual district regulations and summary.

For convenience and readability, the description of uses as permitted in each district and the supplementary regulations are presented in a form consisting of the following:

- (1) Statement of intent, which sets forth the basic purposes of the district, interpreting the principles underlying the uses permitted and in some cases the intended geographic application of the district.
- (2) Uses permitted by right. (See also section 95.123(b)(1).)
- (3) Permitted accessory uses. (See also subsection 95.123(b)(2).)
- (4) Uses permitted by conditional grant. (See also subsection 95.123(b)(3) and article VI.)
- (5) Special regulations, which apply to that district.
- (6) Numerical regulations tabular summary. A separate presentation of the specific numerical

requirements of the provisions of sections 95.125--95.127 made applicable to each district, shown in one table for convenience as section 95.174.

Sec. 95.172. Establishment of official zoning map.

The "Extraterritorial Zoning Map" is hereby made a part of this Chapter, and together with this text shall be kept in the office of the Village Clerk and shall be open to public inspection during regular office hours. The map shall be certified by the President of the Village Board and the Village Zoning Administrator, and attested by the Village Clerk. Any changes in the District boundaries shall be recorded on the map. No such change shall become effective until posted to the map and until a duly certified and attested certificate describing the change attached to the map.

(a) *Districts mapped.* The Village of Weston's extraterritorial zoning jurisdiction that lies within the Town of Weston is divided into zoning districts as shown upon an individual map designated as "Zoning District Map, Town of Weston, Marathon County, Wisconsin"; a scale of one inch equals 1,000 feet, and as necessary on supplementary maps at a scale of one inch equals 200 feet or one inch equals 400 feet and made part of this chapter; and all the notations, references and other information shown on those maps shall be as much a part of this chapter as if the matters and information set forth by those maps were all fully described in this section.

(b) *Map changes.* The official zoning maps shall be kept current at all times. The official zoning maps shall be corrected at the direction of the zoning administrator within 30 days of passage of any amendatory ordinances.

(c) *Replacement of district zoning map.* If one or more of the official zoning district maps becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the village board may, by resolution, adopt a new such map, which shall supersede the prior map. The new official zoning district map may correct drafting or other errors or omissions in the prior map; but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment.

(d) *Determination of boundaries.* District boundaries shall be determined by measurement from and as shown on the official zoning district maps; and in case of any question as to the interpretation of such boundary lines, the ETZ Committee shall interpret the map according to the reasonable intent of this chapter.

- (1) *Generally.* Unless otherwise specifically indicated or dimensioned on the map, the district boundaries are normally lot lines; section, quarter section, or 16th section lines; corporate boundaries; soil mapping unit lines; edges of wetlands or floodplains or woodlots; or the centerlines of streets, highways, railways or alleys, or such lines extended. Lines that appear to be parallel to any of these boundaries at a specified distance shall normally be construed to be parallel as noted. Where these rules cannot be readily applied, the location of district boundary lines shall be determined by use of the scales shown on the official zoning maps.
- (2) *WPD (wetland protection district)* boundaries as drawn are intended to represent the edges of ponds, lakes, streams, rivers, swamp, marsh or other lands defined as wetlands, and shall be finally determined by the actual field conditions where specific questions arise.
- (3) *OFP (overlay floodplain district)* boundaries are intended to represent areas subject to flooding as determine through the use of flood insurance profiles published by the Federal

Emergency Management Agency (FEMA) in its "Flood Issuance Study- Marathon County, Wisconsin (Unincorporated Areas)" dated August 3, 1981, as well as other such floodplain studies as may from time to time be produced by FEMA, the town, the county, or other planning and engineering agencies such as the regional planning commission or the state department of natural resources (DNR).

- (4) OWC (*Overlay woodlands conservancy district*) boundaries are drawn to the canopy line of trees as represented on aerial photographs and planimetric topographic maps in order that the root structure associated with the canopy area is recognized, and the exact boundaries of the district shall be finally determined by field conditions.

(e) *Identification of official ordinance and map.* The text of the official zoning regulations and the corresponding official zoning district maps shall be kept on file in the office of the village clerk/treasurer, and any other copies shall be purely informational and shall not have the status of law.

Sec. 95.173. District symbols and names.

For the purpose of relating the zoning district map symbols to the districts they represent, the following summary of the district names and their abbreviations are listed:

- (1) Basic holding districts are:

AG	Agriculture
RR-10	Rural residential – 10 acre minimum
RR	Rural residential

- (2) Basic development and conservation districts are:

S/R	Suburban/residence
R-E	Residential estate
R-1	Residential single-family
R-2	Residential single-family
RTF	Residential two-family
R-3	Residential multiple-family, garden apartments
R-4	Residential multiple-family, apartments
R-5	Residential manufactured/mobile home park
RCS	Rural Conservation Subdivision District
B-1	Neighborhood convenience retail and service
B-2	Community retail and service
B-3	General commercial
B-4	Office
B-P	Business park
M-1	Manufacturing and warehousing
WPD	Wetland protection district
PUL	Public or utility lands

(3) Overlay districts are:

OCR	Commercial recreation overlay
OIP	Institutional and public service overlay
OC-1	Conservancy overlay
OAH	Airport height overlay
OWC	Woodlands conservation overlay
OWP	Wellhead protection overlay
OME	Mineral extraction overlay
OFP	Floodplain overlay
OCS	County shoreland jurisdiction