

SECTION 1 – INTRODUCTION

1.1 Title

This ordinance, including the Zoning District Map made a part hereof, shall be known and may be cited and referred to as the Town of Sheboygan Zoning Ordinance adopted pursuant to Wis. Stat. §§ 60.61, 60.62, 61.35, 62.23, and other applicable provisions of the Wisconsin Statutes.

1.2 Purpose

It is the purpose of this Ordinance to promote the public health, safety, morals, and general welfare within the Town of Sheboygan and it is the intent of this Ordinance to:

- a. Stabilize and protect property values and the tax base.
- b. Recognize the needs of agriculture, forestry, industry, and business in future growth.
- c. Further the appropriate use of land and conservation of natural resources.
- d. Encourage the wise use, conservation, development, and protection of the Town of Sheboygan's water, soil, wetland, woodland, and wildlife resources and attain a balance between land uses and the ability of the natural resource base to support and sustain such uses.
- e. Preserve natural growth and cover; and promote the natural beauty of the Town of Sheboygan.
- f. Prevent overcrowding and avoid undue population concentration and urban sprawl.
- g. Facilitate the adequate provision of public facilities and utilities.
- h. Lessen congestion and promote the safety and efficiency of streets, highways, and other transportation systems.
- i. Provide adequate light, air, sanitation, drainage, and open space.
- j. Regulate the use of structures, lands, and waters outside of shoreland areas.
- k. Regulate lot coverage, population density and distribution, and the location and size of structures outside of shoreland areas.
- l. Prohibit uses of structures incompatible with the natural characteristics, existing development, or intended development within or adjacent to a zoning district.
- m. Implement those municipal, county, watershed, or regional comprehensive plans or their components adopted by the Town of Sheboygan.

Additionally, it is intended to provide for the administration and enforcement of this Ordinance and to provide penalties for its violation.

1.3 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, 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.

1.4 Interpretation

In the interpretation of this Ordinance and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the public welfare and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

1.5 Severability and Non-Liability

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.

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.

The Town of Sheboygan does not guarantee, warrant, or represent that any soils listed as being unsuited for specific uses are the only unsuited soils and hereby asserts that there is no liability on the part of the Board of Supervisors, its agencies or employees, for any flood damages, sanitation problems, or structural damages that may occur as a result of reliance upon and conformance with this Ordinance.