

SECTION 2. GENERAL PROVISIONS

2.1 Jurisdiction

The jurisdiction of this Ordinance shall include all lands and waters within the Town.

2.2 Compliance

No land or water shall hereafter be used or any structure constructed thereon without full compliance with the provisions of this Ordinance and all other applicable local, county, and state regulations. It shall be the duty of the Zoning Officer to investigate all complaints, give notice of violations, and to enforce this Ordinance. The Zoning Officer may enter, at any reasonable time as permitted by the property owner, onto any public or private lands or waters to make inspection. If the Zoning Officer is refused entry, he may apply for, obtain, and execute a special inspection warrant for said premises pursuant to Sections 66.0119, Wis. Stats. The Zoning Officer may set time limits and conditions for the correction of violations.

2.3 Use Restrictions

The following use restrictions and regulations shall apply:

- (1) Permitted Uses. Only those principal uses specified, their essential services, and uses listed in items 2-5 (below) shall be permitted in each district.
- (2) Accessory Uses and structures are permitted in any district but not until their principal structure is present or under construction. Residential accessory uses shall not involve the conduct of any business, trade, or industry.
- (3) Conditional Uses and their accessory uses are considered as special uses requiring review, public hearing, and approval by the Planning & Zoning Committee (or by the Town Board, if required by this Ordinance) and issuance of a conditional use permit in accordance with Section 5 of this Ordinance.
- (4) Unclassified or Unspecified Uses may be permitted by the Planning & Zoning Committee (or by the Town Board, if required by this Ordinance) provided that such uses are similar in character to the principal uses permitted in the district.
- (5) Temporary Uses, such as real estate sales, field offices, or shelters for materials and equipment being used in the construction of a permanent structure, may be permitted by the Planning & Zoning Committee.
- (6) Performance Standards listed in this Ordinance shall be complied with by all uses in all districts.
- (7) Soil Restrictions. Certain soil types in the Township, as shown on the operational soil survey maps prepared by the U.S. Department of Agriculture, Soil Conservation Service, have severe or very severe limitations for on-site soil absorption sewage disposal

facilities because of one or more of the following reasons: High or fluctuating water table, flooding, groundwater contamination, silting, slow permeability, steep slopes, or proximity to bedrock. The Rock County Standard Soils Survey prepared by the U.S. Soil Conservation Service is hereby adopted by reference as a determining factor in land use decisions. When a question arises as to the accuracy of a soil mapping unit, an intensive soil survey of the site in question shall be requested from the Rock County Sanitarian and/or a soil scientist from the Soil Conservation Service by either the township or the applicant.

2.4 Penalties

Any person, firm or corporation who fails to comply with, or violates, the provisions of this Ordinance shall, upon conviction thereof, forfeit not less than \$50 nor more than \$500 and the costs of prosecution for each violation and in default of payment of such forfeiture and costs shall be imprisoned in the County Jail until payment thereof, but not exceeding thirty (30) days. Each day a violation exists or continues shall constitute a separate offense.

2.5 Civil Enforcement

Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation, to prevent illegal occupancy of a building, structure or premises, and these remedies shall be in addition to the Penalties described above. Without limiting the other remedies provided for herein, the Town Board, the Zoning Officer, the Town Planning & Zoning Committee, or any neighboring property owner who would be specifically damaged by any violation of this Ordinance may institute appropriate action or proceedings to enjoin such violation.

2.6 Change in Fees

All fees required to be paid pursuant to the provisions of the Zoning Ordinance including, without limitation, the fees pursuant to Sections 5.6(a), 7.4(1), 9.5(4), 12.3(4), and 14.12, may be increased or decreased from time to time by resolution of the Town Board of the Town of Rock.