

## TABLE OF CONTENTS

<b>ARTICLE I – TITLE, PURPOSE, ENABLING AUTHORITY, AND CONDITIONS OF ENACTMENT .....</b>	<b>1</b>
Section 1.01 – Title .....	1
Section 1.02 – Purpose of this Zoning Ordinance and Resolution of Intent .....	1
<b>ARTICLE II – DEFINITIONS .....</b>	<b>2</b>
Section 2.01 – Rules Applying to Text .....	2
Section 2.02 – Definitions .....	2
<b>ARTICLE III – GENERAL PROVISIONS .....</b>	<b>12</b>
Section 3.01 – Establishment of Zoning Districts .....	12
Section 3.02 – Provisions for Official Zoning Map .....	12
Section 3.03 – Changes to Official Zoning Map .....	12
Section 3.04 – Authority of Official Zoning Map .....	12
Section 3.05 – Interpretation of Zoning Districts .....	12
Section 3.06 – Application and Interpretation of Regulations .....	13
Section 3.07 – Scope of Regulations .....	13
Section 3.08 – Conformance to Other Public Laws, Rules and Regulations .....	14
Section 3.09 – Conflicting Regulations .....	14
Section 3.10 – Zoning-Not a Vested Right .....	14
<b>ARTICLE IV – LDR-LOW DENSITY RESIDENTIAL DISTRICT .....</b>	<b>15</b>
Section 4.01 – Purpose .....	15
Section 4.02 – Permitted Principal Uses .....	15
Section 4.03 – Permitted Accessory Uses .....	15
Section 4.04 – Special Land Uses with Conditions .....	17
Section 4.05 – Accessory Building Provisions .....	17
Section 4.06 – Dimensional Requirements .....	18
Section 4.07 – Fences .....	19
Section 4.08 – Exterior Lighting .....	20
Section 4.09 – Driveway Entrances and Gates .....	20
Section 4.10 – Off-Street Parking Requirements .....	21
Section 4.11 – Dwelling Unit Requirements .....	21
Section 4.12 – Yard Sales .....	22
Section 4.13 – Wind Energy Conversion Systems .....	22
Section 4.14 – Temporary Structures .....	22
<b>ARTICLE V – MDR-MEDIUM DENSITY RESIDENTIAL DISTRICT .....</b>	<b>24</b>
Section 5.01 – Purpose .....	24
Section 5.02 – Permitted Principal Uses .....	24
Section 5.03 – Permitted Accessory Uses .....	24
Section 5.04 – Special Land Uses with Conditions .....	26
Section 5.05 – Accessory Building Provisions .....	26
Section 5.06 – Dimensional Requirements .....	27
Section 5.07 – Fences .....	28
Section 5.08 – Exterior Lighting .....	29
Section 5.09 – Driveway Entrances and Gates .....	29
Section 5.10 – Off-Street Parking Requirements .....	29
Section 5.11 – Dwelling Unit Requirements .....	30
Section 5.12 – Yard Sales .....	30
Section 5.13 – Wind Energy Conversion Systems .....	31
Section 5.14 – Temporary Structures .....	31
<b>ARTICLE VI – HDR-HIGH DENSITY RESIDENTIAL DISTRICT .....</b>	<b>32</b>
Section 6.01 – Purpose .....	32
Section 6.02 – Permitted Principal Uses .....	32
Section 6.03 – Permitted Accessory Uses .....	32
Section 6.04 – Special Land Uses with Conditions .....	33
Section 6.05 – Accessory Building Provisions .....	34

Section 6.06 – Dimensional Requirements .....	35
Section 6.07 – Fences .....	36
Section 6.08 – Exterior Lighting .....	37
Section 6.09 – Driveway Entrances and Gates.....	37
Section 6.10 – Off-Street Parking Requirements .....	37
Section 6.11 – Dwelling Unit Requirements.....	38
Section 6.12 – Yard Sales .....	38
Section 6.13 – Wind Energy Conversion Systems.....	39
Section 6.14 – Temporary Structures .....	39
<b>ARTICLE VII – ENVIRONMENTAL OVERLAY DISTRICT .....</b>	<b>40</b>
Section 7.01 – Purpose.....	40
Section 7.02 – Natural Environment .....	40
Section 7.03 – Wetlands .....	40
Section 7.04 – Environmental Overlay District – Area Established.....	40
<b>ARTICLE VIII – FLOOD PLAIN DISTRICT .....</b>	<b>42</b>
Section 8.01 – Purpose.....	42
Section 8.02 – Flood Plain District Boundaries .....	42
Section 8.03 – District and Intent .....	42
Section 8.04 – Permitted Principal Uses.....	42
Section 8.05 – Permitted Accessory Use.....	42
Section 8.06 – Uses Requiring Special Land Use Permit Approval .....	42
Section 8.07 – Building Permit Requirement .....	43
Section 8.08 – Sewer Systems and Appurtenances .....	43
Section 8.09 – Alteration of Watercourse.....	43
Section 8.10 – Penalties .....	43
<b>ARTICLE IX – SITE CONDOMINIUMS .....</b>	<b>44</b>
Section 9.01 – Purpose.....	44
Section 9.02 – General Requirements .....	44
Section 9.03 – Procedures for Site Plan Review .....	44
<b>ARTICLE X – PLANNED UNIT DEVELOPMENT, PUD.....</b>	<b>46</b>
Section 10.01 – Purpose.....	46
Section 10.02 – Use and Area Regulations .....	46
Section 10.03 – Planned Unit Development Eligibility Requirements .....	47
Section 10.04 – Pre-Application Conference .....	47
Section 10.05 – Preliminary Plan Review Process .....	47
Section 10.06 – Final PUD Plan Review Process.....	49
Section 10.07 – Standards for PUD Approval.....	49
Section 10.08 – Continuing Adherence to Approved PUD Application .....	50
Section 10.09 – Recording of Action.....	50
Section 10.10 – Amendment of an Approved Planned Unit Development.....	51
<b>ARTICLE XI – SIGN REGULATIONS .....</b>	<b>52</b>
Section 11.01 – Purpose.....	52
Section 11.02 – Definitions .....	52
Section 11.03 – General Sign Regulations .....	52
Section 11.04 – Signs in the Residential Districts.....	53
Section 11.05 – Signs on US-12.....	54
Section 11.06 – Village of Grand Beach Signage .....	54
Section 11.07 – Prohibition ED – Environmental Overlay District (Deleted) .....	54
<b>ARTICLE XII – SPECIAL LAND USES .....</b>	<b>55</b>
Section 12.01 – Purpose.....	55
Section 12.02 – Authority to Grant Permits.....	55
Section 12.03 – Data Required.....	55
Section 12.04 – Procedure upon Receipt of Application.....	56
Section 12.05 – Governing Standards .....	56
Section 12.06 – Conditions and Safeguards.....	57
Section 12.07 – Ramifications of Approval .....	57

<b>ARTICLE XIII – SITE PLAN REVIEW PROCEDURES AND REQUIREMENTS.....</b>	<b>59</b>
Section 13.01 – Purpose.....	59
Section 13.02 – Developments Requiring Site Plan Approval .....	59
Section 13.03 – Developments not Requiring Site Plan Approval .....	59
Section 13.04 – Role of the Zoning Administrator.....	59
Section 13.05 – Plot Plan.....	59
Section 13.06 – Site Plan Approval Required Prior to Starting Construction or Use of Land.....	60
Section 13.07 – Preliminary Conference on Proposed Site Plan .....	60
Section 13.08 – Preliminary Site Plan Requirements .....	60
Section 13.09 – Final Site Plan Requirements.....	62
Section 13.10 – Site Plan Review Standards.....	64
Section 13.11 – Modification of Procedure .....	64
Section 13.12 – Amendment of an Approved Site Plan .....	65
Section 13.13 – Modification During Construction .....	65
Section 13.14 – Phasing of Development .....	66
Section 13.15 – Inspection.....	66
Section 13.16 – Fees.....	66
Section 13.17 – Financial Guarantees.....	66
Section 13.18 – Violations .....	66
Section 13.19 – As-Built Site Plans .....	66
<b>ARTICLE XIV – NONCONFORMING LOTS, USES, AND STRUCTURES.....</b>	<b>67</b>
Section 14.01 – Purpose.....	67
Section 14.02 – Nonconforming Lots.....	67
Section 14.03 – Nonconforming Uses of Land.....	67
Section 14.04 – Nonconforming Structures .....	67
Section 14.05 – Nonconforming Uses of Structures and Land .....	68
Section 14.06 – Modification to Nonconforming Uses or Structures .....	68
Section 14.07 – Prior Construction Approval .....	69
Section 14.08 – Illegal Nonconforming Uses .....	69
Section 14.09 – Changes in Zoning District.....	69
Section 14.10 – Elimination of Nonconforming Uses .....	69
<b>ARTICLE XV – ADMINISTRATION AND ENFORCEMENT .....</b>	<b>70</b>
Section 15.01 – Purpose.....	70
Section 15.02 – Administration .....	70
Section 15.03 – Village Council .....	70
Section 15.04 – Planning Commission .....	70
Section 15.05 – Duties of the Zoning Administrator.....	71
Section 15.06 – Zoning Permits.....	71
Section 15.07 – Violations .....	73
Section 15.08 – Penalties .....	73
Section 15.09 – Enforcement Procedure .....	73
<b>ARTICLE XVI – ZONING BOARD OF APPEALS (ZBA) .....</b>	<b>75</b>
Section 16.01 – Establishment of Zoning Board of Appeals .....	75
Section 16.02 – Membership and Terms of Office .....	75
Section 16.03 – Rules of Procedure .....	75
Section 16.04 – Meetings .....	75
Section 16.05 – Public Meeting and Minutes .....	75
Section 16.06 – Powers and Duties.....	76
Section 16.07 – Variances .....	76
Section 16.08 – Voiding of and Reapplication for Variances .....	77
Section 16.09 – Procedure for Appealing to the Zoning Board of Appeals (Appeals, Interpretations, or Variances).....	77
Section 16.10 – Appeal of the Zoning Board of Appeals Decision.....	78

<b>ARTICLE XVII – AMENDING THE ZONING ORDINANCE.....</b>	<b>80</b>
Section 17.01 – Changes and Amendments.....	80
Section 17.02 – Procedures.....	80
Section 17.03 – Information Required.....	81
Section 17.04 – Steps in Making a Change.....	81
Section 17.05 – Findings of Fact Required.....	82
Section 17.06 – Effective Date and Publication.....	82
Section 17.07 – Petition.....	83
<b>CONDITIONAL REZONING</b>	
Section 17.08 – Purpose.....	83
Section 17.09 – Application and Offer of Conditions.....	83
Section 17.10 – Planning Commission Review.....	84
Section 17.11 – Village Council Review.....	84
Section 17.12 – Approval.....	84
Section 17.13 – Compliance with Conditions.....	85
Section 17.14 – Time Period for Establishing Development or Use.....	85
Section 17.15 – Reversion of Zoning.....	85
Section 17.16 – Subsequent Rezoning of Land.....	85
Section 17.17 – Amendment of Conditions.....	86
Section 17.18 – Village Right to Rezone.....	86
Section 17.19 – Failure to Offer Conditions.....	86
<b>ARTICLE XVIII – SEVERABILITY-CONFLICTING ORDINANCES .....</b>	<b>87</b>
Section 18.01 – Severance Clause.....	87
Section 18.02 – Conflicting Ordinances.....	87
<b>ARTICLE XIX – EFFECTIVE DATE OF ORDINANCE.....</b>	<b>88</b>
Section 19.01 – Effective Date of Ordinance.....	88