

ARTICLE I  
**Introduction**

**§ 340-1. Authority.**

This chapter is adopted under the authority granted by §§ 60.61, 60.62, 61.35, 62.23(7), 87.30 and 281.31 and Ch. 236, Wis. Stats., and amendments thereto.

**§ 340-2. Purpose.**

The purpose of this chapter is to promote the comfort, health, safety, morals, prosperity, aesthetics, and general welfare of the Town of Port Washington, Wisconsin.

**§ 340-3. Intent.**

It is the general intent of this chapter to regulate and restrict the use of all structures, lands and waters and to:

- A. Regulate lot coverage and the size and location of all structures so as to prevent overcrowding and to provide adequate sunlight, air, sanitation, and drainage.
- B. Regulate population density and distribution so as to avoid sprawl or undue concentration and to facilitate the provision of adequate public service and utilities.
- C. Regulate parking, loading, and access so as to lessen congestion in, and promote the safety and efficiency of, streets and highways.
- D. Secure safety from fire, pollution, contamination and other dangers.
- E. Stabilize and protect existing and potential property values.
- F. Preserve and protect the beauty of the Town of Port Washington.
- G. Prevent and control erosion, sedimentation, and other pollution of the surface and subsurface waters.
- H. Further the maintenance of safe and healthful water conditions.
- I. Provide for and protect a variety of suitable commercial and industrial sites.
- J. Protect the traffic-carrying capacity of existing and proposed arterial streets and highways.
- K. Implement those Town, county, watershed, and regional land use plans or components of such plans adopted by the Town of Port Washington.
- L. Provide for the administration and enforcement of this chapter and provide penalties for the violation of this chapter.

**§ 340-4. Abrogation and greater restrictions.**

It is not intended by this chapter to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, ordinances, rules, regulations, or permits previously adopted or issued pursuant to law. However, wherever this chapter imposes greater restrictions, the provisions of this chapter shall govern.

**§ 340-5. Interpretation.**

In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the Town and shall not be construed to be a limitation or repeal of any other power now possessed by the Town of Port Washington.

**§ 340-6. Title.**

This chapter shall be known as, referred to, or cited as the "Zoning and Subdivision Ordinance for the Town of Port Washington, Wisconsin."

**ARTICLE II**  
**General Provisions**

**§ 340-7. Jurisdiction.**

The jurisdiction of this chapter shall apply to all structures, lands, water, and air within the unincorporated limits of the Town of Port Washington, Wisconsin.

**§ 340-8. Compliance required.**

No structure, land, water, or air shall hereafter be used and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered except in conformity with the regulations herein specifically authorized by the Town Plan Commission and Town Board. Applicants should be aware that Ozaukee County and the State of Wisconsin have regulations that also cover land use within the Town.

**§ 340-9. Permits and certificates.**

- A. Residential, commercial and industrial building permits. No structure shall hereafter be located, erected, moved, reconstructed, extended, enlarged, or structurally altered until after having secured a building permit in conformance with Article XIII, unless otherwise excepted in § 340-10.
- B. Sign permit. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered until after having secured a sign permit in conformance with this chapter, unless otherwise excepted in § 340-64, and without being in conformity with the provisions of this chapter.