

**TOWN OF CEDARBURG
ORDINANCE NO. 2008-08**

An Ordinance to Include the E-1 Estate District as an Available Residential Zoning District for Lands Being Rezoned from an Agricultural District by Amending Sections 320-12, 320-30A.(1), and 320-31A.(1) of the Town of Cedarburg Code of Ordinances, Ozaukee County, Wisconsin.

WHEREAS, the Town Board believes it to be in the interest of the Town of Cedarburg to allow parcels zoned agricultural to rezone to E-1 Estate and,

WHEREAS, the Town Board held a public hearing regarding this proposed amendment, a notice of which was published twice, once at least ten days prior to the date of the hearing; and,

WHEREAS, the Plan Commission recommended that the Town Board approve the proposed amendment to the Town of Cedarburg Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, that the following sections of Chapter 320 of the Town of Cedarburg Code of Ordinances are hereby amended to read as follows:

§ 320-12 shall be amended as follows (the underlined text shall be added):

§ 320-12. Establishment of districts.

A. Zoning districts. For the purpose of this chapter, present and future, provision is hereby made for the division of the Town of Cedarburg into the following basic zoning districts:¹

R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Single-Family Residential District
B-1	Neighborhood Business District
B-2	Planned Business District
B-3	Business District
M-1	Industrial District
M-2	Planned Industrial District
M-3	Quarrying District
A-1	Agricultural District
A-2	Prime Agricultural District
C-1	Conservancy District
P-1	Public and Private Park District
E-1	Estate District
CR-A	Countryside Residential A District
CR-B	Countryside Residential B District
TR	Transitional Residential District
TR-2	Transitional Residential 2 District
TCOD	Town Center Overlay District

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

- B. Rezoning of lands from agricultural to residential districts. E-1 Estate District, CR-A Countryside Residential A, CR-B Countryside Residential B and TR-2 Transitional Residential 2 are the only residential zoning districts which are allowed when a petition is submitted for the rezoning of lands from an agricultural to a residential zoning district.

(The above text modified with an underline shall be added).

§ 320-30 shall be amended as follows:

§ 320-30. CR-A Countryside Residential A District.

A. Purpose.

- (1) This zoning district is intended to provide single-family, low-density residential development incorporating permanently protected open space areas. Individual lots eight acres or greater in size are exempt from the clustering requirement of the Countryside Residential A (CR-A) and Countryside Residential B (CR-B) zoning classifications when in a subdivision development. Individual lots in nonsubdivision developments in Countryside Residential A (CR-A) or Countryside Residential B (CR-B) shall be a minimum of four acres. ~~Countryside Residential A (CR-A), Countryside Residential B (CR-B) and Transitional Residential 2 (TR-2) are the only zoning classifications that are allowed when a rezoning petition is submitted for lands currently zoned agricultural to a residential zoning. [Amended 12-2-2004 by Ord. No. 2004-19].~~

(The above text modified with a strikethrough shall be deleted).

§ 320-31 shall be amended as follows:

§ 320-31. CR-B Countryside Residential B District. [Added 10-4-1995 by Ord. No. 1995-6]

A. Purpose.

- (1) This zoning district is intended to provide single-family, low-density residential development incorporating permanently protected open space areas. Individual lots eight acres or greater in size are exempt from the clustering requirement of the Countryside Residential A (CR-A) and Countryside Residential B (CR-B) zoning classifications when in a subdivision development. Individual lots in nonsubdivision developments in Countryside Residential A (CR-A) or Countryside Residential B (CR-B) shall be a minimum of four acres. ~~Countryside Residential A (CR-A), Countryside Residential B (CR-B) and Transitional Residential 2 (TR-2) are the only zoning classifications that are allowed when a rezoning petition is submitted for lands currently zoned agricultural to a residential zoning. [Amended 12-2-2004 by Ord. No. 2004-19]~~

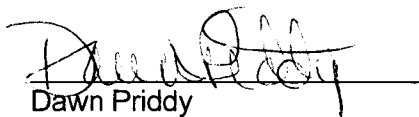
(The above text modified with a strikethrough shall be deleted).

This ordinance shall be in full force and effect upon its passage and posting as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, this 7th day of May, 2008.



David M. Valentine
Town Chairman



Dawn Priddy
Town Clerk

