

**TOWN OF CLIFTON ZONING ORDINANCE
2002**

WHEREAS, the County of Pierce has adopted a comprehensive zoning ordinance, which ordinance was approved by and therefore applies to the Town of Clifton; and

WHEREAS, the Town of Clifton has had conferred upon it by its electors at annual meeting Village powers and zoning authority pursuant to SS60.18(12) and 60.62(2), formerly S60.74(7), Wisconsin Stats; and

WHEREAS, the Town desires to supplement the Pierce County zoning ordinance with zoning ordinances which address issues peculiar to the Town; and

WHEREAS, the Town Plan Commission has recommended adoption of this ordinance; and

WHEREAS, this meeting and the Pierce County meeting, was preceded by a Class II notice.

NOW THEREFORE, the Town Board of the Town of Clifton does hereby ordain as follows:

Section 1 - Pierce County Zoning Ordinance. The Pierce County zoning ordinance, including all definitions used therein, is incorporated herein by reference and made a part hereof as though set forth in full herein; except however, to the extent any of the provisions set forth herein contravene said Pierce County zoning ordinance then the more restrictive ordinance shall control.

Section 2 - Land Use Permit. Land Use Permits certifying that any such use, structure, or site complies with the provisions of the Pierce County Zoning Ordinance Chapter 11, and this ordinance shall be required. Application for a Land Use Permit will be made in writing upon a form furnished by the Town of Clifton. The fee for a Land Use Permit shall be set by the Town Board and shall be paid upon the issuance of the permit. Land Use Permits shall expire 12 months from date of issuance if no action has commenced to establish the use. Any change of land use after the expiration of a land use permit shall be considered a violation of this Ordinance.

Section 3 - Setback From Roads. The minimum setback for all structures from the center line of an adjoining town road or private roadway shall be 100 feet.

Section 4 - Lot Size. The minimum lot size in all districts shall be 3 acres.

Section 5 - Setback From Boundary Lines. The minimum side yard or rear yard setback for any structure in any district shall be 20 feet.
of Clifton

Section 6 - Penalties. Any person who violates any provision of this ordinance shall be subject to a forfeiture penalty of \$780.00 together with the costs of prosecution. Each day a violation continues or occurs shall constitute a separate offense.

TOWN OF CLIFTON ZONING ORDINANCE 2002 continued

Section 7 - Severability and Conflict. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not effect the validity of the remaining portions.

Section 8 - Board of Appeals. The Town Board shall establish a Board of Appeals pursuant to 62.23 (7)(e) of the Wisconsin Statutes.

Section 9 - Effective Date. This ordinance shall take effect upon passage and posting and approval by the Pierce county Board of Supervisors.

Passed and adopted this 3rd day of
September, 2002

TOWN OF CLIFTON

History

April 2, 1974 Clifton Zoning Ordinance & Map adopted
April 7, 1981 Map & Zoning Ordinance amended
September 29, 1998 Pierce Co. adopts Clifton Zoning map
October 28, 1998 Pierce Co. Zoning Ordinance approved
by Clifton Town Board

Le Roy Peterson
Le Roy Peterson, Town Chair

Attest Judith Clement-Lee
Judith Clement-Lee, Town Clerk