

## **Chapter 16**

### **Plot Plan**

**Section 1: Authority.** To promote the health, safety and welfare of its citizens and those who travel within the Town.

**Section 2: Purpose.** No person shall place, erect, build, construct or otherwise cause any building or structure to be placed upon any land in the town without placing on file a plot plan. Including but not limited to: dwellings, accessory buildings, commercial, agriculture buildings, unattached garages, sheds, towers, bars, silos or bins, decks.

#### **Section 3: Definitions.**

**A. Agriculture - means any beekeeping, commercial feed lots, dairying, egg production, floriculture, fish, or fur farming, forest and game management, grazing, livestock raising, orchards, plant greenhouses and nurseries, poultry raising, raising of grain, grass, mint and seed crops, raising of fruits, nuts, and berries, sod farming, placing land in federal programs in return for payments in kind, owning land, at least 35 acres of which is enrolled in the conservation reserve program under 16 USSC 3831 to 3836, participating in the milk production termination program under 7 USC 1446(d), and vegetable raising.**

**B. Building -** A structure having a roof supported by columns or walls, and intended for the shelter, housing or enclosure of persons, animals or chattels; each portion of a building separated by a division of walls from the ground up, without openings in those walls, is a separate building for the purpose of this chapter.

**C. Cemented Poles -** A cemented pole is considered a “permanent foundation” for requiring a building permit and plot plan when part of a building or structure. This could include small and/or domesticated animal housing.

**D. Commercial -** Done primarily for sale or profit. From the view point of business. The practice or spirit of business. To put on a business basis. To make or do for money or profit. Designed for profit.

**E. Minor Structures -** Any small, movable accessory erection or construction, such as arbors, birdhouses, tool houses, pet-houses, play equipment, and walls and fences under four (4) feet in height.

**F. Structure -** means any building or structure, and any installation, constructed, reconstructed or, remodeled, enlarged, erected, altered, removed, or demolished for any use within the Town, including but not limited to, one and two family dwellings, manufactured homes, mobile homes, temporary or seasonal dwellings, garages, agricultural structures, outbuildings and commercial and industrial buildings.

**G. Utility Building -** Any building, (no human dwelling) and noncommercial. It must be moveable (on skids) under 100 square feet. A plot plan or building permit is not required, however these buildings must abide by the setbacks in Chapter 16.

**Section 4: Application for Plot Approval.**

- A. Applicant shall submit a drawing of the planned improvement on the lot.
- B. The following criteria shall be shown on the drawing:
  - 1. Scale or by measurement
  - 2. Location of all proposed improvements and driveway.
  - 3. The proposed setbacks and side yards.
- C. All commercial undertakings will need a plot plan and building permit.

**Section 5: Set Back Requirements.** All measurements shall be taken from the furthest most point of the structure.

- A. Minimum of fifteen (15) feet setback from lot line to the structure on all sides.
- B. Road set back shall be sixty-six (66) feet from the center line or thirty-three (33) feet from the road right-a-way, whichever is greater.
- C. Agriculture buildings shall adhere to Section 5 (A) and (B).
- D. Utility buildings shall adhere to Section 5(A) and (B).
- E. Commercial buildings shall have a twenty-five (25) foot setback on all sides and will abide by Section 5 (B).
- F. Towers- All appurtenances (such as support wires) must meet side yard requirements, fifteen (15) feet from the furthest most point of the structure.
- G. Driveways and private roads shall have a (15) fifteen foot set back from the edge of the driveway to the property line.
- H. Driveways and private roads when serving more than two residential or commercial structures, or a combination here of, owners must now meet the Town Private Roads Standards, Chapter 22, section 2 (A),(B),(C),(E),(F),(H),(I),(J),(K)(1).

**Section 6: Proof of Property Line Location.**

- A. The applicant shall be responsible for proof of lot line and property line location.
- B. If the applicant places the improvement in violation of this ordinance he shall be required to remove the improvement.
- C. The Town Board may require proof of property line by way of a survey by a licensed surveyor.

**Section 7: Penalty.** See chapter 2

**Section 8: Variance.** All sections of this chapter are subject to the variance procedures outlined in Chapter 20