

# Title 13 ► Chapter 1

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## Introduction

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### **Sec. 13-1-1 Purpose**

It is the declared intent of this ordinance (hereinafter the "Ordinance") to make various amendments to the Town of Friendship Zoning Ordinance. This ordinance is adopted under the provisions of Chapters 60, 61 and 62 of the Wisconsin Statutes, as amended. All existing ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

### **Sec. 13-1-2 Intent**

This ordinance is adopted to promote and protect public health, safety, comfort, convenience, prosperity, aesthetics and other aspects of general welfare; and more specifically, to fix reasonable standards to which buildings and structures shall conform, to regulate and restrict lot coverage and population density, to conserve the value of land and buildings, to guide the location and distribution of land uses, to promote safety and efficiency of streets and highways, to provide for adequate light, air, sanitation and drainage, to conserve natural resources, to provide safety from fire and other hazards, to define the powers and duties of administrative bodies, and to prescribe penalties for the violation of the provisions of this ordinance or any amendment thereto.

### **Sec. 13-1-3 Abrogation and Greater Restrictions**

It is not intended by this ordinance to repeal, abrogate, annul, impair or interfere with any existing easement, covenants, or agreements between parties, or with any rules, regulations, or permits previously adopted or issued pursuant to laws; provided, however, that where this ordinance imposes a greater restriction upon the use of buildings or premises, or upon the height of a building or requires larger open spaces than are required by other rules, regulations or permits or by easements, covenants or agreements, the provisions of this ordinance shall govern.

**Sec. 13-1-4      Validity and Conflicts**

- (1)      Should any section, clause or provisions of this ordinance be declared by courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.
- (2)      All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

**Sec. 13-1-5      Force and Effect**

- (1)      This ordinance shall be in force from and after its passage, approval, publication and recording according to law.
- (2)      Interim zoning and land use ordinances heretofore adopted are hereby repealed on the date on which this ordinance becomes effective.