

**CHAPTER 154  
DISTRICT AND ZONING MAPS**

**154.01 ESTABLISHMENT OF DISTRICTS.**

The Town of Bremen is hereby divided into districts in order to carry out the purpose of this Ordinance. The Districts shall be known and designated throughout this ordinance as follows:

Residential Districts:

- \* Residential : 12,000 sf minimum                   **R 12**
- \* Residential: 8,000 sf minimum                   **R 8**
- \* Residential: 6,000 sf minimum                   **R 6**
- \* Multi-Family   **MF**

Commercial District:

- \* Downtown Business District                   **DD**
- \* Local Business District                         **LBD**
- \* General Business District                       **GB**

Industrial Districts:

- \* Light Industry District                         **LI**
- \* General Industry District                       **GI**

Other Districts:

- \* Agricultural District                           **AG**
- \* Government Use District                       **GU**

Special Overlay Districts:

- \* Historic Preservation District               **HPO**
- \* Wellhead Protection District               **WPO**
- \* Floodplain District

**154.02 INCORPORATION OF MAPS.**

The Official Zoning Map, bearing the date of the adoption of this Ordinance, is hereby declared to be part of this Ordinance. The Zoning Map shows the areas specified in Section 155 Zoning Designations, of this document. Notations, references, indications and other matters shown on the Zoning Maps are considered part of this Ordinance, as if they were fully described in the text of this Ordinance. If the Zoning Map becomes damaged, destroyed, lost or illegible, the Common Council may, by resolution, adopt a new official Zoning Map which shall supersede the prior Zoning Map.

**154.03 DETERMINATION AND INTERPRETATION OF DISTRICT BOUNDARIES.**

In determining the boundaries of districts, and establishing the regulations applicable to each district, due and careful consideration has been given to existing conditions, the character of buildings erected in each district, the most desirable use for which the land in each district may be adapted, and the conservation of property values

throughout the community.

(A) Where district boundaries are indicated as following railroad, street, alley, or lot lines, or approximately along such lines, the center-lines of these right-of-way or exact lot line shall be constructed to be the district boundaries.

(B) In unsubdivided area, or where a district boundary subdivides a lot, the exact location of the boundary shall be determined by use of the scale of the Zoning Map.

(C) In the case of further uncertainty, the Board of Zoning Appeals shall interpret the intent of the Zoning Map as to the location of the boundary in question.

154.04 ZONING OF STREETS, ALLEYS, PUBLIC WAYS, AND RAILROAD RIGHT-OF-WAYS.

All streets, alleys, public ways, and railroad right-of-way, if not otherwise specifically designated, shall be deemed to be in the same use district as the property immediately abutting upon such streets, alleys, public ways, and railroad rights-of-way. Where the center line of a street, alley, public way, or railroad serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such a center line. These rules will apply to all streets, alleys, public ways, and railroad rights-of-way that are vacated by the proper authority.

154.05 ZONING OF ANNEXED AREAS.

Any area annexed into the Town limits shall retain its previous zoning designation unless the petition for annexation specifically designates a zoning classification.

154.06 ZONING OF VACATED AREAS.

Wherever any street, alley, railroad or other public right-of-way is vacated by official action, the zoning district adjoining each side of the street, alley, railroad or other public right-of-way shall be automatically extended to the center line of the vacation, and all area included in the vacation shall then be subject to all appropriate regulations of the extended district.