

MAUSTON - LEMONWEIR
EXTRATERRITORIAL ZONING ORDINANCE

ARTICLE 2: STANDARD ZONING DISTRICTS

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ARTICLE 2: STANDARD ZONING DISTRICTS

1.200 PURPOSE

The purpose of this Chapter is to identify and describe the standard zoning districts into which the entire Mauston-Lemonweir Extraterritorial Zoning District is divided, and to list various regulations and requirements which are specific for each standard zoning district.

1.201 STANDARD ZONING DISTRICT CATEGORIES AND STANDARD ZONING DISTRICTS

For the purpose of this Chapter, all areas within the jurisdiction of this Chapter are hereby divided into the following standard zoning districts, and standard zoning district categories, which shall be designated as follows:

Agricultural Category:

- Agricultural (AG) District
- Rural Residential (RR) District

Residential Category:

- Estate Residential-1 (ER-1) District
- Single-family Residential-3 (SR-3) District
- Single-family Residential-4 (SR-4) District
- Two-family Residential-6 (TR-6) District
- Multi-family Residential-8 (MR-8) District
- Multi-family Residential-10 (MR-10) District

Non-Residential Category:

- Neighborhood Office (NO) District
- Planned Office (PO) District
- Neighborhood Business (NB) District
- Planned Business (PB) District
- General Business (GB) District
- Central Business (CB) District
- Planned Industrial (PI) District
- General Industrial (GI) District
- Heavy Industrial (HI) District

Planned Development Category:

- Planned Development District (PD year – order of approval in that year)
e.g.: (PD 97-2)

1.202 MAP OF STANDARD ZONING DISTRICTS *(Amended per Ord. 948)*

- (1) **MAP ESTABLISHED:** There is hereby established an Official Mauston-Lemonweir Extraterritorial Zoning Map, which shall be maintained in the Office of the Mauston City Administrator. The standard zoning districts established by this Chapter are shown on this Official Extraterritorial Zoning Map, which together with all explanatory materials thereon, is hereby made part of this Chapter.
- (2) **ELECTRONICALLY STORED:** The Official Extraterritorial Zoning Map may be maintained and stored electronically (i.e. on computer) and/or on paper.
- (3) **UNSPECIFIED AREAS:** Any area in the Extraterritorial Zoning District which is not specifically assigned a Standard Zoning District on the Official Map shall be deemed to be in the Agriculture (AG) District, until such time as the area is otherwise classified.

1.203 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

The following rules shall be used to determine the precise location of any zoning district boundary shown on the Official Extraterritorial Zoning Map:

- (1) Zoning district boundaries shown as following or approximately following the limits of any City, Village, Town or County boundary shall be construed as following such limits.
- (2) Zoning district boundaries shown as following or approximately following streets or railroad lines shall be construed as following the centerline of such streets or railroad lines.
- (3) Zoning district boundary lines shown as following or approximately following platted lot lines or other property lines as shown on the City or Township or County Maps shall be construed as following such lines.
- (4) Zoning district boundaries shown as following or approximately following the centerlines of streams, rivers, or other continuously flowing watercourses shall be construed as following the channel centerlines of such watercourses, and, in the event of a natural change in the location of such streams, rivers, or other watercourses, the zoning district boundary shall be construed as moving with the channel centerline.
- (5) Zoning district boundaries shown as following or approximately following ridgelines or watershed boundaries shall be construed as following such lines.
- (6) Zoning district boundaries shown as separated from any of the features listed in paragraphs (1) through (5) above, shall be construed to be at such distances therefrom as are shown on the Official Zoning Map.
- (7) Where any uncertainty exists as to the exact location of a zoning district boundary line, as shown on the Official Zoning Map, the location of the line shall be determined by the Zoning Administrator, who shall then take appropriate action to officially clarify the location of the line. (See, Section 1.903).

1.204 RELATIONSHIP TO OVERLAY ZONING DISTRICTS

Overlay zoning districts are a set of zoning requirements imposed in addition to the requirements of the standard zoning districts found in this Chapter. Development within the overlay zones must conform to the requirements of both the standard zoning district and the overlay zoning districts, and if the two zones are inconsistent, then the development shall comply with the requirements of the more restrictive of the two zones. Overlay districts are used for the protection of natural resource features and the preservation and enhancement of significant community character features. For specific overlay zoning districts and regulations, see Article 3.

1.205 SUBSTANDARD LOT REGULATIONS

- (1) Upon and after the effective date of this Chapter, no lot shall be created which does not meet the Minimum Zoning District Area (MZA) requirements, or the Minimum Lot Area (MLA) requirements, or the lot dimension requirements of each applicable zoning district.
- (2) A lot of record existing upon the effective date of this Chapter in a Residential District, which does not meet the Minimum Zoning District Area (MZA) or the Minimum Lot Area (MLA) requirements, or which does not meet the lot dimension requirements, may be utilized for a detached single-family dwelling unit, provided the measurements of such area and dimensions are equal to or greater than 70% of the requirements of this Chapter. Said lot shall not be more intensively developed (with multi-family or nonresidential uses) unless combined with one or more abutting lots (or portions thereof) so as to create a lot which meets the requirements of this Chapter.

1.206 AGRICULTURAL ZONING CATEGORY**(1) AGRICULTURE (AG) DISTRICT:**

- (a) **Description and Purpose:** This district provides for the continuation and preservation of agriculture. The specific regulations of this district are intended to comply with the Wisconsin Farmland Preservation Act 1977 as amended, so that owners of lands in this district may be eligible for the farmland preservation credit permitted pursuant to §71.09(11) Wis. Stats. as amended. In addition, this district is intended to protect farming from the intrusion of incompatible uses, including urban and suburban development, and to sustain the economic base of agriculture as well as preserve its rural lifestyle. The possibility of “agribusiness uses,” which are not part of a typical farm, but which are necessary at limited suitable locations to support the farm industry, are provided for in this district as conditional uses.

Rationale: This district is used to provide for the protection of agricultural activities, and very low density residential areas, to preserve the rural community character of the area.

(b) List of Allowable Principal Land Uses (per Article 4):

- 1. Principal Land Uses Allowed as Permitted Use:**
 - Cultivation (per Section 1.406(1))
 - Husbandry (per Section 1.406(2))
 - Selective Cutting (per Section 1.406(6))
 - Passive Outdoor Public Recreational (per Section 1.407(1))
 - Active Outdoor Public Recreational (per Section 1.407(2))
- 2. Principal Land Uses Allowed as Conditional Use:**
 - Agricultural Service (per Section 1.406(4))
 - On-Site Agricultural Retail (per Section 1.406(5))
 - Clear Cutting (per Section 1.406(7))
 - Indoor Institutional (Church and School only) (per Section 1.407(3))
 - Outdoor Institutional (per Section 1.407(4))
 - Public Services and Utilities (per Section 1.407(5))
 - Commercial Animal Boarding (per Section 1.408(10))
 - Bed and Breakfast Establishment (per Section 1.408(12))
 - Campground (per Section 1.408(14))
 - Junkyard or Salvage Yard (per Section 1.409(4))
 - Waste Disposal Facility (per Section 1.409(5))
 - Composting Operation (per Section 1.409(6))
 - Airport/Heliport (per Section 1.410(2))
 - Indoor Vehicle Storage, existing buildings only (per Section 1.410(5))
 - Communication Tower (per Section 1.411(3))
 - Extraction Use (per Section 1.411(4))

1.206(1) (c) List of Allowable Accessory Uses (per Article 4):

1. Accessory Land Uses Allowed as Permitted Use:

- Farm Residence (per Section 1.412(2))
- Detached Residential Garage, Carport, Utility Shed, Play Structure or Lawn Ornament (per Section 1.412(3))
- Home Occupation (per Section 1.412(10))
- Family Day Care Home (4-8 children) (per Section 1.412(11))
- Private Residential Recreational Facility (per Section 1.412(15))
- Drainage Structure (per Section 1.412(18))
- Filling (per Section 1.412(19))
- Lawn Care (per Section 1.412(20))
- Individual Septic Disposal System (per Section 1.412(21))
- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Intermediate Day Care Home (9-15 children) (per Section 1.412(12))
- Private Residential Kennel (per Section 1.412(16))
- Private Residential Stable (per Section 1.412(17))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))

(d) List of Allowable Temporary Uses (per Article 4):

- General Temporary Outdoor Sales (per Section 1.413(1))
- Outdoor Assembly (per Section 1.413(2))
- Contractor’s Project Office (per Section 1.413(3))
- Contractor’s On-Site Equipment Storage (per Section 1.413(4))
- Seasonal Outdoor Sales of Farm Products (per Section 1.413(7))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	AGRICULTURE (AG) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	35 acres	35 acres
B.	Min. Lot Area	35 acres per du ¹	35 acres ²
C.	Max. Princ. Bldg. Coverage	5%	20%
D.	Max. Acc. Bldg. Coverage	10%	20%
E.	Max. Coverage of all Bldgs.	20%	20%
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	0.03 du/acre MGD	1 F; 0.10 FAR
H.	Min. Landscaping Surface Ratio	90%	90%

	AGRICULTURE (AG) Regulations	Residential Uses	Non-Residential Uses
I.	Princ. Bldgs. Per Lot	1	1
J.	Min. Lot Width	100	100
K.	Min. Street Frontage	50	50
L.	Front Setback to Princ. Bldg.	100 ⁴	100 ⁴
M.	Front Setback to Acc. Bldg.	100 ⁴	100 ⁴
N.	Side Setback to Princ. Bldg.	50 ⁴	50 ⁴
O.	Side Setback to Acc. Bldg.	50 ⁴	50 ⁴
P.	Rear Setback to Princ. Bldg.	100 ⁴	50 ⁴
Q.	Rear Setback to Acc. Bldg.	50 ⁴	50 ⁴
R.	Peripheral (Bufferyard) Setback	⁴	⁴
S.	Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ⁴	5 ft from side or rear; 10 ft from street ⁴
T.	Min. Separation of Princ. Bldg.	100	100
U.	Min. Separation of Acc. Bldg.	10(or less with UDC compliance) ⁶	10
V.	Max. Princ. Bldg. Height	35 ⁵	35 ⁵
W.	Max. Acc. Bldg. Height	15 ⁵ .	35 ⁵ .
X.	Min. Parking	4 spaces on 66+ft. wide street	See Land Use
Y.	Min. Dwelling Core Dimensions	24 ft x 40 ft	na

- ¹ The acreage may be reduced to a minimum of 1 acre with a Conditional Use Permit, which shall require a total minimum of 35 acres, contiguous to the 1 acre subject parcel, to be Deed restricted to prohibit subsequent development of additional principal structures on the 35 acres unless rezoned for higher density development.
- ² 20 acres with a Conditional Use Permit.
- ³ Standard 35 feet, but 40 feet for a lot adjacent to a street within an officially mapped right-of-way equal to or exceeding 100 feet.
- ⁴ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).
- ⁵ Exceptions to height regulations are found in Section 1.505(4).
- ⁶ A minimum separation of 10 ft. shall be maintained unless the owner complies with those regulation of the Uniform Dwelling Code (currently Comm. 21.08 Wis. Admin. Code) which permit a separation of less than 10 ft. if fire-rated construction is employed. *(Amended per ord. no. 2013-ET-1061)*

1.206 (2) RURAL RESIDENTIAL (RR) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit development which is solely of a rural community character. The land use standards for this district permit very low density single family residential development at a density of 1 dwelling unit for every 35 gross acres, as well as a variety of agricultural and agricultural support land uses. Density and intensity standards for this district are designed to ensure that development which requires even a minimum of urban services does not occur until such services are available. As such, the Rural Residential (RR) District shall either serve as a designation which preserves and protects agricultural activities, or as a "holding zone" which provides for an interim land use (agriculture) that will easily permit further development (with rezoning to another district) at the appropriate time.

Rationale: This district is used to provide for the protection of agricultural activities, and a very low density residential area for those who want to live in a rural environment and who retain enough land with their residence to ensure that the rural environment is maintained as long as the Rural Residential (RR) District designation is retained. In this manner, even if all property were developed in a given area with the Rural Residential (RR) District designation, the rural community character of that area would still be maintained.

(b) List of Allowable Principal Land Uses (per Article 4):

- 1. Principal Land Uses Allowed as Permitted Use:**
 - Single-Family Detached (per Section 1.405(1))
 - Cultivation (per Section 1.406(1))
 - On-Site Agricultural Retail (per Section 1.406(5))
 - Selective Cutting (per Section 1.406(6))
 - Passive Outdoor Public Recreational (per Section 1.407(1))
 - Active Outdoor Public Recreational (per Section 1.407(2))
 - Community Living Arrangement (1-8 residents) (per Section 1.407(7))
- 2. Principal Land Uses Allowed as Conditional Use:**
 - Single-Family Detached (for smaller lots)¹ (per Section 1.405(1))
 - Husbandry (per Section 1.406(2))
 - Agricultural Service (per Section 1.406(4))
 - Clear Cutting (per Section 1.406(7))
 - Indoor Institutional (Church and School only) (per Section 1.407(3))
 - Outdoor Institutional (per Section 1.407(4))
 - Public Services and Utilities (per Section 1.407(5))
 - Outdoor Commercial Entertainment (per Section 1.408(9))
 - Commercial Animal Boarding (per Section 1.408(10))
 - Bed and Breakfast Establishment (per Section 1.408(12))
 - Campground (per Section 1.408(14))
 - Airport/Heliport (per Section 1.410(2))
 - Communication Tower (per Section 1.411(3))
 - Extraction Use (per Section 1.411(4))
 - Adult Family Home (per Section 22.405(12)) (*Amended per ord. no.*

2013-ET-1061)

1.206(2) (c) List of Allowable Accessory Uses (per Article 4):

- 1. Accessory Land Uses Allowed as Permitted Use:**
 - Farm Residence (per Section 1.412(2))
 - Detached Residential Garage, Carport, Utility Shed, Play Structure or Lawn Ornament (per Section 1.412(3))
 - Home Occupation (per Section 1.412(10))
 - Family Day Care Home (4-8 children) (per Section 1.412(11))
 - On-Site Parking Lot (per Section 1.412(14))
 - Private Residential Recreational Facility (per Section 1.412(15))
 - Drainage Structure (per Section 1.412(18))
 - Filling (per Section 1.412(19))
 - Lawn Care (per Section 1.412(20))
 - Individual Septic Disposal System (per Section 1.412(21))
 - Exterior Communication Devices (per Section 1.412(22))
 - Cultivation (per Section 1.412(24))
 - Passive Outdoor Public Recreational Area (per Section 1.412(25))
 - Active Outdoor Public Recreational Area (per Section 1.412(26))
- 2. Accessory Land Uses Allowed as Conditional Use:**
 - Outdoor Display Incidental to Indoor Sales and Service (12+ days)(per Section 1.412(6))
 - Intermediate Day Care Home (9-15 children) (per Section 1.412(12))
 - Migrant Labor Camp (per Section 1.412(13))
 - Private Residential Kennel (per Section 1.412(16))
 - Private Residential Stable (per Section 1.412(17))
 - Outdoor Institutional (per Section 1.412(27))
 - Road, Bridge and/or Appurtenances (per Section 1.412(28))
 - Utility Lines and Related Facilities (per Section 1.412(29))
 - Piers and Wharfs (per Section 1.412(30))

(d) List of Allowable Temporary Uses (per Article 4):

- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- On-Site Real Estate Sales Office (per Section 1.413(6))
- Seasonal Outdoor Sales of Farm Products (per Section 1.413(7))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Rural Residential (RR) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	35 acres	35 acres
B.	Min. Lot Area	35 acres per du ¹	40,000 sq ft ²
C.	Max. Princ. Bldg. Coverage	5%	20%

	Rural Residential (RR) Regulations	Residential Uses	Non-Residential Uses
D.	Max. Acc. Bldg. Coverage	10%	20%
E.	Max. Coverage of all Bldgs.	20%	20%
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	0.03 du/acre MGD	1 F; 0.10 FAR
H.	Min. Landscaping Surface Ratio	90%	90%
I.	Princ. Bldgs. Per Lot	1	1
J.	Min. Lot Width	100	100
K.	Min. Street Frontage	50	50
L.	Front Setback to Princ. Bldg.	35/40 ^{3, 4}	35/40 ^{3, 4}
M.	Front Setback to Acc. Bldg.	35/40 ^{3, 4}	35/40 ^{3, 4}
N.	Side Setback to Princ. Bldg.	50 ⁴	50 ⁴
O.	Side Setback to Acc. Bldg.	50 ⁴	50 ⁴
P.	Rear Setback to Princ. Bldg.	100 ⁴	50 ⁴
Q.	Rear Setback to Acc. Bldg.	50 ⁴	50 ⁴
R.	Peripheral (Bufferyard) Setback	⁴	⁴
S.	Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ⁴	5 ft from side or rear; 10 ft from street ⁴
T.	Min. Separation of Princ. Bldg.	100	100
U.	Min. Separation of Acc. Bldg.	10(or less with UDC compliance) ⁷	10
V.	Max. Princ. Bldg. Height	35 ⁵	35 ⁵
W.	Max. Acc. Bldg. Height	15 ^{5, 6}	35 ^{5, 6}
X.	Min. Parking	4 spaces on 66+ft. wide street 8 spaces on 65- ft. wide street	See Land Use
Y.	Min. Dwelling Core Dimensions	24 ft x 40 ft	na

¹ The acreage may be reduced to a minimum of 1 acre with a Conditional Use Permit, which shall require a total minimum of 35 acres, contiguous to the 1 acre subject parcel, to be Deed restricted to prohibit subsequent development of additional principal structures on the 35 acres unless rezoned for higher density development.

² 20,000 square feet with a Conditional Use Permit.

³ Standard 35 feet, but 40 feet for a lot adjacent to a street within an officially mapped right-of-way equal to or exceeding 100 feet.

⁴ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁵ Exceptions to height regulations are found in Section 1.505(4).

⁶ Or the height of the principal building, whichever is lower.

⁷ A minimum separation of 10 ft. shall be maintained unless the owner complies with those regulation of the Uniform Dwelling Code (currently Comm. 21.08 Wis. Admin. Code) which permit a separation of less than 10 ft. if fire-rated construction is employed. (Amended per ord. no. 2013-ET-1061)

1.207 RESIDENTIAL ZONING DISTRICTS**(1) ESTATE RESIDENTIAL-1 (ER-1) DISTRICT:**

- (a) **Description and Purpose:** This district is intended to permit development which has a low density, estate community character. The land use standards for this district permit primarily single family detached residential development and a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Estate Residential-1 District shall serve as a designation which preserves and protects the estate character of its area.

Rationale: This district provides for the permanent protection of a low density residential area for those who want to live in an estate environment and retain enough land with their residence, or in their development, to ensure that the estate community character is maintained as long as the ER-1 District designation is retained, regardless of how much development occurs within that area.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Allowed as Permitted Use:**

- Single-Family Detached (per Section 1.405(1))
- Selective Cutting (per Section 1.406(6))
- Passive Outdoor Public Recreational (per Section 1.407(1))
- Active Outdoor Public Recreational (per Section 1.407(2))
- Community Living Arrangement (1-8 residents) (per Section 1.407(7))

2. Principal Land Uses Allowed as Conditional Use:

- Cultivation (per Section 1.406(1))
- Clear Cutting (per Section 1.406(7))
- Indoor Institutional (Church and School only) (per Section 1.407(3))
- Outdoor Institutional (per Section 1.407(4))
- Public Services and Utilities (per Section 1.407(5))
- Bed and Breakfast Establishment (per Section 1.408(12))
- Adult Family Home (per Section 22.405(12) (*Amended per ord. no. 2013-ET-1061*))

(c) List of Allowable Accessory Uses (per Article 4):**1. Accessory Land Uses Allowed as Permitted Use:**

- Detached Residential Garage, Carport, Utility Shed, Play Structure or Lawn Ornament (per Section 1.412(3))
- Home Occupation (per Section 1.412(10))
- Family Day Care Home (4-8 children) (per Section 1.412(11))
- On-Site Parking Lot (per Section 1.412(14))
- Private Residential Recreational Facility (per Section 1.412(15))
- Drainage Structure (per Section 1.412(18))
- Filling (per Section 1.412(19))
- Lawn Care (per Section 1.412(20))
- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Intermediate Day Care Home (9-15 children) (per Section 1.412(12))
- Private Residential Kennel (per Section 1.412(16))
- Private Residential Stable (per Section 1.412(17))
- Individual Septic Disposal System (per Section 1.412(21))
- Caretaker's Residence (per Section 1.412(23))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))

(d) List of Allowable Temporary Uses (per Article 4):

- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- On-Site Real Estate Sales Office (per Section 1.413(6))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Estate Residential-1 (ER-1) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	3 acre	3 acre
B.	Min. Lot Area	1 acre per du	40,000 sq ft ¹
C.	Max. Princ. Bldg. Coverage	30%	20%
D.	Max. Acc. Bldg. Coverage	10%	20%
E.	Max. Coverage of all Bldgs.	20%	20%
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	1.00 du/acre MGD	1 F; .10 FAR
H.	Min. Landscaping Surface Ratio	60%	60%
I.	Princ. Bldgs. Per Lot	1	1
J.	Min. Lot Width	100	100
K.	Min. Street Frontage	50	50
L.	Front Setback to Princ. Bldg.	25/40 ^{2, 3}	35/40 ^{2, 3}
M.	Front Setback to Acc. Bldg.	25/40 ^{2, 3}	35/40 ^{2, 3}
N.	Side Setback to Princ. Bldg.	20 ³	30 ³
O.	Side Setback to Acc. Bldg.	3 ft from property line; 6 ft from alley ³	3 ft from property line; 6 ft from alley ³
P.	Rear Setback to Princ. Bldg.	40 ³	30 ³
Q.	Rear Setback to Acc. Bldg.	3 ft from property line; 6 ft from alley ³	3 ft from property line; 6 ft from alley ³
R.	Peripheral (Bufferyard) Setback	³	³
S.	Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ³	5 ft from side or rear; 10 ft from street ³
T.	Min. Separation of Princ. Bldg.	60	60
U.	Min. Separation of Acc. Bldg.	10(or less with UDC compliance) ⁶	10

	Estate Residential-1 (ER-1) Regulations	Residential Uses	Non-Residential Uses
V.	Max. Princ. Bldg. Height	35 ⁴	35 ⁴
W	Max. Acc. Bldg. Height	15 ^{4,5}	35 ^{4,5}
X.	Min. Parking	3 spaces per du	See Land Use
Y.	Min. Dwelling Core Dimensions	24 ft x 40 ft	na

¹ 20,000 square feet with a Conditional Use Permit.

² The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

³ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁴ Exceptions to height regulations are found in Section 1.505(4).

⁵ Or the height of the principal building, whichever is lower.

⁶ A minimum separation of 10 ft. shall be maintained unless the owner complies with those regulation of the Uniform Dwelling Code (currently Comm. 21.08 Wis. Admin. Code) which permit a separation of less than 10 ft. if fire-rated construction is employed. (*Amended per ord. no. 2013-ET-1061*)

1.207 (2) SINGLE-FAMILY RESIDENTIAL-3 (SR-3) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit development which has a moderate density community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-3 District shall serve as a designation which preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 3.5 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in a suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-3 District designation is retained, regardless of how much development occurs within that area.

(b) **List of Allowable Principal Land Uses (per Article 4):**

1. **Principal Land Uses Allowed as Permitted Use:**

Single-Family Detached (per Section 1.405(1))
Selective Cutting (per Section 1.406(6))
Passive Outdoor Public Recreational (per Section 1.407(1))
Active Outdoor Public Recreational (per Section 1.407(2))
Community Living Arrangement (1-8 residents) (per Section 1.407(7))

2. **Principal Land Uses Allowed as Conditional Use:**

Two-Flat House (per Section 1.405(4))
Cultivation (per Section 1.406(1))
Clear Cutting (per Section 1.406(7))
Indoor Institutional (per Section 1.407(3))
Outdoor Institutional (per Section 1.407(4))
Public Services and Utilities (per Section 1.407(5))
Bed and Breakfast Establishment (per Section 1.408(12))
Adult Family Home (per Section 22.405(12) (*Amended per ord. no. 2013-ET-1061*))

(c) **List of Allowable Accessory Uses (per Article 4):**

1. **Accessory Land Uses Allowed as Permitted Use:**

Detached Residential Garage, Carport, Utility Shed, Play Structure or Lawn Ornament (per Section 1.412(3))
Home Occupation (per Section 1.412(10))
Family Day Care Home (4-8 children) (per Section 1.412(11))
On-Site Parking Lot (per Section 1.412(14))
Private Residential Recreational Facility (per Section 1.412(15))
Drainage Structure (per Section 1.412(18))
Filling (per Section 1.412(19))
Lawn Care (per Section 1.412(20))

- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Intermediate Day Care Home (9-15 children) (per Section 1.412(12))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))

(d) List of Allowable Temporary Uses (per Article 4):

- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- On-Site Real Estate Sales Office (per Section 1.413(6))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Single-Family Residential-3 (SR-3) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	1 acre	1 acre
B.	Min. Lot Area	12,000 sq ft per du	40,000 sq ft ¹
C.	Max. Princ. Bldg. Coverage	40%	40%
D.	Max. Acc. Bldg. Coverage	10%	10%
E.	Max. Coverage of all Bldgs.	50%	50%
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	3.0 du/acre MGD	1 F; .10 FAR
H.	Min. Landscaping Surface Ratio	50%	50%
I.	Princ. Bldgs. Per Lot	1	1
J.	Min. Lot Width	80	100
K.	Min. Street Frontage	50	50
L.	Front Setback to Princ. Bldg.	25/40 ^{2, 3}	25/40 ^{2, 3}
M.	Front Setback to Acc. Bldg.	25/40 ^{2, 3}	25/40 ^{2, 3}
N.	Side Setback to Princ. Bldg.	10 ³	10 ³
O.	Side Setback to Acc. Bldg.	3 ft from property line; 6 ft from alley ³	3 ft from property line; 6 ft from alley ³
P.	Rear Setback to Princ. Bldg.	25 ³	30 ³
Q.	Rear Setback to Acc. Bldg.	3 ft from property line; 6 ft from alley ³	3 ft from property line; 6 ft from alley ³
R.	Peripheral (Bufferyard) Setback	³	³
S.	Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ³	5 ft from side or rear; 10 ft from street ³
T.	Min. Separation of Princ. Bldg.	20	20
U.	Min. Separation of Acc. Bldg.	10(or less with UDC compliance) ⁶	10

	Single-Family Residential-3 (SR-3) Regulations	Residential Uses	Non-Residential Uses
V.	Max. Princ. Bldg. Height	35 ⁴	35 ⁴
W	Max. Acc. Bldg. Height	15 ^{4,5}	15 ^{4,5}
X.	Min. Parking	3 spaces	See Land Use
Y.	Min. Dwelling Core Dimensions	24 ft x 40 ft	na

- ¹ 20,000 square feet with a Conditional Use Permit.
- ² The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.
- ³ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).
- ⁴ Exceptions to height regulations are found in Section 1.505(4).
- ⁵ Or the height of the principal building, whichever is lower.
- ⁶ A minimum separation of 10 ft. shall be maintained unless the owner complies with those regulation of the Uniform Dwelling Code (currently Comm. 21.08 Wis. Admin. Code) which permit a separation of less than 10 ft. if fire-rated construction is employed. (*Amended per ord. no. 2013-ET-1061*)

1.207 (3) SINGLE-FAMILY RESIDENTIAL-4 (SR-4) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit development which has a moderate density, community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-4 (SR-4) District shall serve as a designation which preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 4 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in a suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-4 District designation is retained, regardless of how much development occurs within that area.

(b) **List of Allowable Principal Land Uses (per Article 4):**

1. Principal Land Uses Allowed as Permitted Use:

Single-Family Detached (per Section 1.405(1))
Selective Cutting (per Section 1.406(6))
Passive Outdoor Public Recreational (per Section 1.407(1))
Active Outdoor Public Recreational (per Section 1.407(2))
Community Living Arrangement (1-8 residents) (per Section 1.407(7))

2. Principal Land Uses Allowed as Conditional Use:

Duplex (per section 1.405(2))
Twin-house (per section 1.405(3))
Two-Flat House (per Section 1.405(4))
Cultivation (per Section 1.406(1))
Clear Cutting (per Section 1.406(7))
Indoor Institutional (per Section 1.407(3))
Outdoor Institutional (per Section 1.407(4))
Public Services and Utilities (per Section 1.407(5))
Bed and Breakfast Establishment (per Section 1.408(12))
Adult Family Home (per Section 22.405(12) (*Amended per ord. no. 2013-ET-1061*))

(c) **List of Allowable Accessory Uses (per Article 4):**

1. Accessory Land Uses Allowed as Permitted Use:

Detached Residential Garage, Carport, Utility Shed, Play Structure or Lawn Ornament (per Section 1.412(3))
Home Occupation (per Section 1.412(10))
Family Day Care Home (4-8 children) (per Section 1.412(11))
On-Site Parking Lot (per Section 1.412(14))
Private Residential Recreational Facility (per Section 1.412(15))
Drainage Structure (per Section 1.412(18))

- Filling (per Section 1.412(19))
- Lawn Care (per Section 1.412(20))
- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Intermediate Day Care Home (9-15 children) (per Section 1.412(12))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))

(d) List of Allowable Temporary Uses (per Article 4):

- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- On-Site Real Estate Sales Office (per Section 1.413(6))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Single-Family Residential-4 (SR-4) Regulations	Residential Uses	Non-Residential Uses
A	Min. Zoning District Area	24,000 sq ft	1 acre
B	Min. Lot Area	8,000 sq ft per du	40,000 sq ft ¹
C	Max. Princ. Bldg. Coverage	40%	40%
D	Max. Acc. Bldg. Coverage	10%	10%
E	Max. Coverage of all Bldgs.	50%	50%
F	Max. Bldg. Size	na	na
G	Max. Gross Density/Intensity	4.0 du/acre MGD	1 F; .15 FAR
H	Min. Landscaping Surface Ratio	50%	50%
I	Princ. Bldgs. Per Lot	1	1
J	Min. Lot Width	75	100
K	Min. Street Frontage	50	50
L	Front Setback to Princ. Bldg.	25/40 ^{2, 3}	25/40 ^{2, 3}
M	Front Setback to Acc. Bldg.	25/40 ^{2, 3}	25/40 ^{2, 3}
N	Side Setback to Princ. Bldg.	8 ³	6 ³
O	Side Setback to Acc. Bldg.	3 ft from property line; 6 ft from alley ³	3 ft from property line; 6 ft from alley ³
P	Rear Setback to Princ. Bldg.	25 ³	30 ³
Q	Rear Setback to Acc. Bldg.	3 ft from property line; 6 ft from alley ³	³

	Single-Family Residential-4 (SR-4) Regulations	Residential Uses	Non-Residential Uses
R	Peripheral (Bufferyard) Setback	3	3
S	Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ³	5 ft from side or rear; 10 ft from street ³
T	Min. Separation of Princ. Bldg.	12	12
U	Min. Separation of Acc. Bldg.	10(or less with UDC compliance) ⁶	10
V	Max. Princ. Bldg. Height	35 ⁴	35 ⁴
W	Max. Acc. Bldg. Height	15 ^{4,5}	? ^{4,5}
X	Min. Parking	3 spaces	See Land Use
Y	Min. Dwelling Core Dimensions	24 ft x 40 ft	na

¹ 20,000 square feet with a Conditional Use Permit.

² The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

³ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁴ Exceptions to height regulations are found in Section 1.505(4).

⁵ Or the height of the principal building, whichever is lower.

⁶ A minimum separation of 10 ft. shall be maintained unless the owner complies with those regulation of the Uniform Dwelling Code (currently Comm. 21.08 Wis. Admin. Code) which permit a separation of less than 10 ft. if fire-rated construction is employed. (*Amended per ord. no. 2013-ET-1061*)

1.207 (4) TWO-FAMILY RESIDENTIAL-6 (TR-6) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit development which has a moderate density community character. The land use standards for this district permit both single family detached residential development and twin house/duplexes permitted by right and two flat, mobile home parks, and mobile home subdivisions permitted as a conditional use. Density and intensity standards for this district are designed to ensure that the Two-family Residential-6 (TR-6) District shall serve as a designation which preserves and protects the moderate density residential community character of its area. Various residential development options are available in this district, with a Maximum Gross Density (MGD) of 6 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a moderate density residential environment and who retain enough land with their residence, or in their development, to ensure that the desired community character is maintained as long as the TR-6 District designation is retained, regardless of how much development occurs within that area. As such, this district is intended to provide the principal location for a wide range of single-family attached dwelling types, including single-family, duplexes, twin houses, and two flats.

(b) **List of Allowable Principal Land Uses (per Article 4):**

1. Principal Land Uses Allowed as Permitted Use:

Single-Family Detached (per Section 1.405(1))
Duplex (per Section 1.405(2))
Twin-House (per Section 1.405(3))
Selective Cutting (per Section 1.406(6))
Passive Outdoor Public Recreational (per Section 1.407(1))
Active Outdoor Public Recreational (per Section 1.407(2))
Community Living Arrangement (1-8 residents) (per Section 1.407(7))

2. Principal Land Uses Allowed as Conditional Use:

Two-Flat House (per Section 1.405(4))
Mobile Home, Subdivision or Park (per Section 1.405 (8), (10) or (11))
Cultivation (per Section 1.406(1))
Clear Cutting (per Section 1.406(7))
Indoor Institutional (per Section 1.407(3))
Outdoor Institutional (per Section 1.407(4))
Public Services and Utilities (per Section 1.407(5))
Bed and Breakfast Establishment (per Section 1.408(12))
Group Day Care Center (9+ children) (per Section 1.408(13))
Adult Family Home (per Section 22.405(12) (*Amended per ord. no. 2013-ET-1061*))

(c) **List of Allowable Accessory Uses (per Article 4):**

1. Accessory Land Uses Allowed as Permitted Use:

- Detached Residential Garage, Carport, Shed, Play structure or Lawn Ornament (per Section 1.412(3))
- Home Occupation (per Section 1.412(10))
- Family Day Care Home (4-8 children) (per Section 1.412(11))
- On-Site Parking Lot (per Section 1.412(14))
- Private Residential Recreational Facility (per Section 1.412(15))
- Drainage Structure (per Section 1.412(18))
- Filling (per Section 1.412(19))
- Lawn Care (per Section 1.412(20))
- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Company Cafeteria (per Section 1.412(4))
- Intermediate Day Care Home (9-15 children) (per Section 1.412(12))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))

(d) List of Allowable Temporary Uses (per Article 4):

- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- On-Site Real Estate Sales Office (per Section 1.413(6))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7: *(Amended per Ord. 931)*

	Two-Family Residential-6 (TR-6) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	1 acre; 10 acres - Mobile Home Park	1 acre
B.	Min. Lot Area	8,000 sq ft per du; 11,000 sq ft per Twin-House 7,500 sq ft in Mobile Home Parks	40,000 sq ft ¹
C.	Max. Princ. Bldg. Coverage	40%	40%
D.	Max. Acc. Bldg. Coverage	10%	10%
E.	Max. Coverage of all Bldgs.	50%	50%
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	6.0 du/acre MGD	2 F / .22 FAR
H.	Min. Landscaping Surface Ratio	50%	30%
I.	Princ. Bldgs. Per Lot	1 ³	1 ³
J.	Min. Lot Width	75 / 60 in Mobile Home Parks	100

	Two-Family Residential-6 (TR-6) Regulations	Residential Uses	Non-Residential Uses
K.	Min. Street Frontage	50 / 30 in Mobile Home Parks	50
L.	Front Setback to Princ. Bldg.	25/40 ^{2, 4}	25/40 ^{2, 4}
M.	Front Setback to Acc. Bldg.	25/40 ^{2, 4}	25/40 ^{2, 4}
N.	Side Setback to Princ. Bldg.	8 ⁴	6 ⁴
O.	Side Setback to Acc. Bldg.	3 ft from property line; 6 ft from alley ⁴	3 ft from property line; 6 ft from alley ⁴
P.	Rear Setback to Princ. Bldg.	25 ⁴	30 ⁴
Q.	Rear Setback to Acc. Bldg.	3 ft from property line; 6 ft from alley ⁴	3 ft from property line; 6 ft from alley ⁴
R.	Peripheral (Bufferyard) Setback	⁴	⁴
S.	Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ⁴	5 ft from side or rear; 10 ft from street ⁴
T.	Min. Separation of Princ. Bldg.	12	12
U.	Min. Separation of Acc. Bldg.	10(or less with UDC compliance) ⁷	10
V.	Max. Princ. Bldg. Height	35 ⁵	35 ⁵
W.	Max. Acc. Bldg. Height	15 ^{5, 6}	15 ^{5, 6}
X.	Min. Parking	3 spaces	See Land Use
Y.	Min. Dwelling Core Dimensions	24 ft x 40 ft 13.5 ft x 66 ft or 15.5 ft x 56 ft	na

¹ 20,000 square feet with a Conditional Use Permit.

² The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

³ More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.

⁴ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁵ Exceptions to height regulations are found in Section 1.505(4).

⁶ Or the height of the principal building, whichever is lower.

⁷ A minimum separation of 10 ft. shall be maintained unless the owner complies with those regulation of the Uniform Dwelling Code (currently Comm. 21.08 Wis. Admin. Code) which permit a separation of less than 10 ft. if fire-rated construction is employed. (Amended per ord. no. 2013-ET-1061)

1.207 (5) MULTI-FAMILY RESIDENTIAL-8 (MR-8) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit development which has a moderate density community character. The land use standards for this district permit single-family detached, twin house/duplex, two flats, townhouses, and multiplexes and apartments up to 4 units permitted by right and related institutional land uses. Density and intensity standards for this district are designed to ensure that the Multi-family Residential-8 (MR-8) District shall serve as a designation which preserves and protects the community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 8 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a higher density residential environment and who retain enough land with their residence, or in their development, to ensure that the urban community character is maintained as long as the MR-8 District designation is retained, regardless of how much development occurs within that area. As such, it is intended to provide a principal location for mixed residential development.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Allowed as Permitted Use:**

Single-Family Detached (per Section 1.405(1))
 Duplex (per Section 1.405(2))
 Twin-House (per Section 1.405(3))
 Two-Flat House (per Section 1.405(4))
 Townhouse (per Section 1.405(5))
 Multiplex (3 or 4 unit building)(per Section 1.405(6))
 Selective Cutting (per Section 1.406(6))
 Passive Outdoor Public Recreational (per Section 1.407(1))
 Active Outdoor Public Recreational (per Section 1.407(2))
 Community Living Arrangement (1-8 residents) (per Section 1.407(7))
 Community Living Arrangement (9-15 residents) (per Section 1.407(7))

2. Principal Land Uses Allowed as Conditional Use:

Multiplex (5 to 16 unit building)(per Section 1.405(6))
 Apartment (3 to 16 unit building)(per Section 1.405(7))
 Cultivation (per Section 1.406(1))
 Clear Cutting (per Section 1.406(7))
 Indoor Institutional (per Section 1.407(3))
 Outdoor Institutional (per Section 1.407(4))
 Public Services and Utilities (per Section 1.407(5))
 Institutional Residential (per Section 1.407(6))
 Bed and Breakfast Establishment (per Section 1.408(12))
 Group Day Care Center (9+ children) (per Section 1.408(13))
 Boarding House (per Section 1.408(15))
 Community Living Arrangement (16+ residents) (per Section 1.407(7))
(Amended per ord. no. 2013-ET-1061)
 Adult Family Home (per Section 22.405(12) *(Amended per ord. no.*

2013-ET-1061)

- 1.207(5)**
- (c) **List of Allowable Accessory Uses (per Article 4):**
 - 1. Accessory Land Uses Allowed as Permitted Use:**
 - Detached Residential Garage, Carport, Shed, Play Structure or Lawn Ornament (per Section 1.412(3)). *(Amended per Ord. 931)*
 - Home Occupation (per Section 1.412(10))
 - Family Day Care Home (4-8 children) (per Section 1.412(11))
 - On-Site Parking Lot (per Section 1.412(14))
 - Private Residential Recreational Facility (per Section 1.412(15))
 - Drainage Structure (per Section 1.412(18))
 - Filling (per Section 1.412(19))
 - Lawn Care (per Section 1.412(20))
 - Exterior Communication Devices (per Section 1.412(22))
 - Cultivation (per Section 1.412(24))
 - Passive Outdoor Public Recreational Area (per Section 1.412(25))
 - Active Outdoor Public Recreational Area (per Section 1.412(26))
 - 2. Accessory Land Uses Allowed as Conditional Use:**
 - Company Cafeteria (per Section 1.412(4))
 - Intermediate Day Care Home (9-15 children) (per Section 1.412(12))
 - Outdoor Institutional (per Section 1.412(27))
 - Road, Bridge and/or Appurtenances (per Section 1.412(28))
 - Utility Lines and Related Facilities (per Section 1.412(29))
 - Piers and Wharfs (per Section 1.412(30))
 - (d) **List of Allowable Temporary Uses (per Article 4):**
 - Outdoor Assembly (per Section 1.413(2))
 - Contractor's Project Office (per Section 1.413(3))
 - Contractor's On-Site Equipment Storage (per Section 1.413(4))
 - On-Site Real Estate Sales Office (per Section 1.413(6))
 - (e) **Regulations:** The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Multi-Family Residential-8 (MR-8) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	1.5 acres	2 acres
B.	Min. Lot Area	4,500 sq ft per du	40,000 sq ft ¹
C.	Max. Princ. Bldg. Coverage	40%	40%
D.	Max. Acc. Bldg. Coverage	10%	10%
E.	Max. Coverage of all Bldgs.	50%	50%
F.	Max. Bldg. Size	na	na

	Multi-Family Residential-8 (MR-8) Regulations	Residential Uses	Non-Residential Uses
G.	Max. Gross Density/Intensity	8.0 du/acre MGD	2 F; .25 FAR
H.	Min. Landscaping Surface Ratio	50%	25%
I.	Princ. Bldgs. Per Lot	1 ⁴	1 ⁴
J.	Min. Lot Width	80 ³	100
K.	Min. Street Frontage	50	50
L.	Front Setback to Princ. Bldg.	25/40 ^{2, 5}	25/40 ^{2, 5}
M.	Front Setback to Acc. Bldg.	25/40 ^{2, 5}	25/40 ^{2, 5}
N.	Side Setback to Princ. Bldg.	15 ⁵	10 ⁵
O.	Side Setback to Acc. Bldg.	5 ft from property line; 8 ft from alley ⁵	5 ft from property line; 8 ft from alley ⁵
P.	Rear Setback to Princ. Bldg.	30 ⁵	30 ⁵
Q.	Rear Setback to Acc. Bldg.	5 ft from property line; 8 ft from alley ⁵	5 ft from property line; 8 ft from alley ⁵
R.	Peripheral (Bufferyard) Setback	⁵	⁵
S.	Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ⁵	5 ft from side or rear; 10 ft from street ⁵
T.	Min. Separation of Princ. Bldg.	20	20
U.	Min. Separation of Acc. Bldg.	10(or less with UDC compliance) ⁸	10
V.	Max. Princ. Bldg. Height	35 ⁶	35 ⁶
W.	Max. Acc. Bldg. Height	15 ^{6, 7}	15 ^{6, 7}
X.	Min. Parking	2.5 spaces per 3 bedroom 2 spaces per 2 bedroom 1 space per 1 bedroom or efficiency	See Land Use
Y.	Min. Dwelling Core Dimensions	24 ft x 40 ft	na

¹ 20,000 square feet with a Conditional Use Permit.

² The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

³ 20 ft for Townhouse on Interior Row; 30 ft for Townhouse on End of Row.

⁴ More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.

⁵ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁶ Exceptions to height regulations are found in Section 1.505(4).

⁷ Or the height of the principal building, whichever is lower.

⁸ A minimum separation of 10 ft. shall be maintained unless the owner complies with those regulation of the Uniform Dwelling Code (currently Comm. 21.08 Wis. Admin. Code) which permit a separation of less than 10 ft. if fire-rated construction is employed. (*Amended per ord. no. 2013-ET-1061*)

1.207 (6) MULTI-FAMILY RESIDENTIAL-10 (MR-10) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit development which has a higher density community character. The land use standards for this district permit single-family detached, twin house/duplex, two flats, townhouses, multiplexes, and apartments permitted by right and related institutional land uses. Density and intensity standards for this district are designed to ensure that the Multi-family Residential-10 (MR-10) District shall serve as a designation which preserves and protects the community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 10 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a higher density residential environment and who retain enough land with their residence, or in their development, to ensure that the urban community character is maintained as long as the MR-10 District designation is retained, regardless of how much development occurs within that area. As such, it is intended to provide a principal location for mixed residential development.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Allowed as Permitted Use:**

Single-Family Detached (per Section 1.405(1))
 Duplex (per Section 1.405(2))
 Twin-House (per Section 1.405(3))
 Two-Flat House (per Section 1.405(4))
 Townhouse (per Section 1.405(5))
 Multiplex (3 or 4 unit building) (per Section 1.405(6))
 Apartment (3 or 4 unit building) (per Section 1.405(7))
 Selective Cutting (per Section 1.406(6))
 Passive Outdoor Public Recreational (per Section 1.407(1))
 Active Outdoor Public Recreational (per Section 1.407(2))
 Community Living Arrangement (1-8 residents) (per Section 1.407(7))
 Community Living Arrangement (9-15 residents) (per Section 1.407(7))

2. Principal Land Uses Allowed as Conditional Use:

Multiplex (5 to 16 unit building) (per Section 1.405(6))
 Apartment (5 to 16 unit building) (per Section 1.405(7))
 Cultivation (per Section 1.406(1))
 Clear Cutting (per Section 1.406(7))
 Indoor Institutional (per Section 1.407(3))
 Outdoor Institutional (per Section 1.407(4))
 Public Services and Utilities (per Section 1.407(5))
 Institutional Residential (per Section 1.407(6))
 Bed and Breakfast Establishment (per Section 1.408(12))
 Group Day Care Center (9+ children) (per Section 1.408(13))
 Boarding House (per Section 1.408(15))
 Community Living Arrangement (16+ residents) (per Section 1.407(7))
(Amended per ord. no. 2013-ET-1061)
 Adult Family Home (per Section 22.405(12) *(Amended per ord. no. 2013-ET-1061)*)

(c) List of Allowable Accessory Uses (per Article 4):

1. Accessory Land Uses Allowed as Permitted Use:

- Detached Residential Garage, Carport, Shed, Play Structure or Lawn Ornament (per Section 1.412(3)). *(Amended per Ord. 931)*
- Home Occupation (per Section 1.412(10))
- Family Day Care Home (4-8 children) (per Section 1.412(11))
- On-Site Parking Lot (per Section 1.412(14))
- Private Residential Recreational Facility (per Section 1.412(15))
- Drainage Structure (per Section 1.412(18))
- Filling (per Section 1.412(19))
- Lawn Care (per Section 1.412(20))
- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Company Cafeteria (per Section 1.412(4))
- Intermediate Day Care Home (9-15 children) (per Section 1.412(12))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))

(d) List of Allowable Temporary Uses (per Article 4):

- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- On-Site Real Estate Sales Office (per Section 1.413(6))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Multi-Family Residential-10 (MR-10) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	1.5 acres	2 acres
B.	Min. Lot Area	4,500 sq ft per du	40,000 sq ft ¹
C.	Max. Princ. Bldg. Coverage	40%	40%
D.	Max. Acc. Bldg. Coverage	10%	10%
E.	Max. Coverage of all Bldgs.	50%	50%
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	10.0 du/acre MGD	2 F; .25 FAR
H.	Min. Landscaping Surface Ratio	50%	25%
I.	Princ. Bldgs. Per Lot	1 ⁴	1 ⁴
J.	Min. Lot Width	80 ³	100
K.	Min. Street Frontage	50	50

	Multi-Family Residential-10 (MR-10) Regulations	Residential Uses	Non-Residential Uses
L.	Front Setback to Princ. Bldg.	25/40 ^{2, 5}	25/40 ^{2, 5}
M.	Front Setback to Acc. Bldg.	25/40 ^{2, 5}	25/40 ^{2, 5}
N.	Side Setback to Princ. Bldg.	15 ⁵	10 ⁵
O.	Side Setback to Acc. Bldg.	5 ft from property line; 8 ft from alley ⁵	5 ft from property line; 8 ft from alley ⁵
P.	Rear Setback to Princ. Bldg.	30 ⁵	30 ⁵
Q.	Rear Setback to Acc. Bldg.	5 ft from property line; 8 ft from alley ⁵	5 ft from property line; 8 ft from alley ⁵
R.	Peripheral (Bufferyard) Setback	⁵	⁵
S.	Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ⁵	5 ft from side or rear; 10 ft from street ⁵
T.	Min. Separation of Princ. Bldg.	20	20
U.	Min. Separation of Acc. Bldg.	10(or less with UDC compliance) ⁸	10
V.	Max. Princ. Bldg. Height	35 ⁶	35 ⁶
W.	Max. Acc. Bldg. Height	15 ^{6, 7}	15 ^{6, 7}
X.	Min. Parking	2.5 spaces per 3 bedroom 2 spaces per 2 bedroom 1 space per 1 bedroom or efficiency	See Land Use
Y.	Min. Dwelling Core Dimensions	24 ft x 40 ft	na

- ¹ 20,000 square feet with a Conditional Use Permit.
- ² The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.
- ³ 20 ft for Townhouse on interior row; 30 ft for Townhouse on end of row.
- ⁴ More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.
- ⁵ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).
- ⁶ Exceptions to height regulations are found in Section 1.505(4).
- ⁷ Or the height of the principal building, whichever is lower.
- ⁸ A minimum separation of 10 ft. shall be maintained unless the owner complies with those regulation of the Uniform Dwelling Code (currently Comm. 21.08 Wis. Admin. Code) which permit a separation of less than 10 ft. if fire-rated construction is employed. (*Amended per ord. no. 2013-ET-1061*)

1.208 NONRESIDENTIAL ZONING CATEGORY**(1) NEIGHBORHOOD OFFICE (NO) DISTRICT:**

- (a) **Description and Purpose:** This district is intended to permit high quality office and institutional land uses at intensity compatible with the older portions of the City predominately developed with large homes which are desirable to maintain, where traffic volumes and adjacent land uses dictate the transition of these areas to certain nonresidential uses. The desired neighborhood character of the development is attained through Landscape Surface Area Ratio (LSR) requirements, and by restricting the Maximum Building Size (MBS) of all buildings within each instance of this District to 5,000 square feet. A range of dwelling unit types may be allowed. Significant areas of landscaping are required in this district to ensure that this effect is achieved. In order to ensure a minimum of disruption to adjacent residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is used to provide for the permanent protection of an area which preserves the original residential appearance, yet permits office and institutional land uses, and which ensures that the neighborhood character is maintained as long as the NO District designation is retained, regardless of how much development occurs within that area.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Allowed as Permitted Use:**

- Single-Family Detached (per Section 1.405(1))
- Selective Cutting (per Section 1.406(6))
- Passive Outdoor Public Recreational (per Section 1.407(1))
- Active Outdoor Public Recreational (per Section 1.407(2))
- Office (per Section 1.408(1))
- Personal or Professional Services (per Section 1.408(2))

2. Principal Land Uses Allowed as Conditional Use:

- Duplex (per Section 1.405(2))
- Twin-House (per Section 1.405(3))
- Two-Flat House (per Section 1.405(4))
- Townhouse (per Section 1.405(5))
- Multiplex (per Section 1.405(6))
- Apartment (per Section 1.405(7))
- Cultivation (per Section 1.406(1))
- Clear Cutting (per Section 1.406(7))
- Indoor Institutional (per Section 1.407(3))
- Outdoor Institutional (per Section 1.407(4))
- Public Services and Utilities (per Section 1.407(5))
- Institutional Residential (per Section 1.407(6))
- Community Living Arrangement (1-8 residents) (per Section 1.407(7))
- Community Living Arrangement (9-15 residents) (per Section 1.407(7))
- Indoor Sales or Service (per Section 1.408(3))
- Indoor Commercial Entertainment (per Section 1.408(8))
- Bed and Breakfast Establishment (per Section 1.408(12))
- Group Day Care Center (9+ children) (per Section 1.408(13))

Indoor Vehicle Storage (per Section 1.410(5))

(c) List of Allowable Accessory Uses (per Article 4):

1. Accessory Land Uses Allowed as Permitted Use:

- Commercial Apartment (per Section 1.412(1)) *(Amended per Ord. 931)*
- Company Cafeteria (per Section 1.412(4))
- Home Occupation (per Section 1.412(10))
- On-Site Parking Lot (per Section 1.412(14))
- Drainage Structure (per Section 1.412(18))
- Filling (per Section 1.412(19))
- Lawn Care (per Section 1.412(20))
- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))
- Detached Garage, Carport, Utility Shed, Detached Deck, Play Structure, Lawn Ornament or similar Minor Accessory Structure (per Section 1.412(3)) *(Amended per Ord. No. 2013-ET-1061)*

2. Accessory Land Uses Allowed as Conditional Use:

- Company Provided On-Site Recreation (per Section 1.412(5))
- In-Vehicle Sales and Service (per Section 1.412(7))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))

(d) List of Allowable Temporary Uses (per Article 4):

- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- Relocatable Building (per Section 1.413(5))
- On-Site Real Estate Sales Office (per Section 1.413(6))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Neighborhood Office (NO) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	9,000 sq ft	9,000 sq ft
B.	Min. Lot Area	9,000 sq ft	9,000 sq ft
C.	Max. Princ. Bldg. Coverage	40%	40%
D.	Max. Acc. Bldg. Coverage	10%	10%
E.	Max. Coverage of all Bldgs.	50%	50%
F.	Max. Bldg. Size	5,000 sq ft per story	5,000 sq ft per story
G.	Max. Gross Density/Intensity	Up to 6 du/acre per limits of the Conditional Use Permit	2 F .25 FAR
H.	Min. Landscaping Surface Ratio	30%	30%

	Neighborhood Office (NO) Regulations	Residential Uses	Non-Residential Uses
I.	Princ. Bldgs. Per Lot	1 ²	1 ²
J.	Min. Lot Width	#	75
K.	Min. Street Frontage	#	50
L.	Front Setback to Princ. Bldg.	# ³	25/40 ^{1, 3}
M.	Front Setback to Acc. Bldg.	# ³	25/40 ^{1, 3}
N.	Side Setback to Princ. Bldg.	# ³	6 ³
O.	Side Setback to Acc. Bldg.	# ³	# ³
P.	Rear Setback to Princ. Bldg.	# ³	30 ³
Q.	Rear Setback to Acc. Bldg.	# ³	# ³
R.	Peripheral (Bufferyard) Setback	# ³	# ³
S.	Min. Paved Surface Setback	# ³	5 ft from side or rear; 10 ft from street ³
T.	Min. Separation of Princ. Bldg.	#	12
U.	Min. Separation of Acc. Bldg.	#	#
V.	Max. Princ. Bldg. Height	# ⁴	35 ⁴
W.	Max. Acc. Bldg. Height	# ^{4, 5}	15 ^{4, 5}
X.	Min. Parking	#	See Land Use
Y.	Min. Dwelling Core Dimensions	#	na

For Single-Family and Two-Family Dwellings, follow standards of TR-6 District. For Townhouse, Multiplex, Apartment and Institutional Residential Development, follow standards of MR-10 District.

¹ The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

² More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.

³ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁴ Exceptions to height regulations are found in Section 1.505(4).

⁵ Or the height of the principal building, whichever is lower.

(f) Neighborhood Office Architectural Requirements: The following architectural requirements shall apply to this district:

1. Maximum Zoning District: 2 acres
2. Minimum Zoning District Separation: 2,000 feet
3. All new Neighborhood Office (NO) Districts shall be established through the conditional rezoning process. Under this approach, the Neighborhood Office District shall not be vested until the approved project has been completed.
4. Maximum Building Size: 5,000 sq. ft. (one story); 10,000 sq. ft. (two-story)
5. No parking in required setbacks for principal buildings
6. Residential architectural and landscaping requirements include:

foundation plantings, pitched roofs, 15% of the exterior building faces shall be windows, natural materials (brick, wood, stone, high quality residential horizontal siding) on all exterior surfaces.

7. Operating Hours: No earlier than 6:00am or later than 11:00pm
8. Shall provide a neighborhood-oriented amenity, per Plan Commission direction (i.e., outdoor neighborhood gathering area, public art, etc)

1.208 (2) PLANNED OFFICE (PO) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit high quality office and institutional land uses at intensity compatible with the overall community character of the City. Significant areas of landscaping are required in this district to ensure that this effect is achieved. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is used to provide for the permanent protection of an area for those who desire a high quality office environment which maintains the attractiveness of the site and retains enough open land in their development to ensure that the community character is maintained as long as the PO District designation is retained, regardless of how much development occurs within that area.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Allowed as Permitted Use:**

Selective Cutting (per Section 1.406(6))
 Passive Outdoor Public Recreational (per Section 1.407(1))
 Active Outdoor Public Recreational (per Section 1.407(2))
 Office (per Section 1.408(1))
 Personal or Professional Service (per Section 1.408(2))

2. Principal Land Uses Allowed as Conditional Use:

Cultivation (per Section 1.406(1))
 Clear Cutting (per Section 1.406(7))
 Indoor Institutional (per Section 1.407(3))
 Outdoor Institutional (per Section 1.407(4))
 Public Services and Utilities (per Section 1.407(5))
 Institutional Residential (per Section 1.407(6))
 Community Living Arrangement (9-15 residents) (per Section 1.407(7))
 Indoor Sales or Service (per Section 22-408(3))
 In-Vehicle Sales or Service (per Section 1.408(7))
 Indoor Commercial Entertainment (per Section 1.408(8))
 Commercial Indoor Lodging (per Section 1.408(11))
 Group Day Care Center (9+ children) (per Section 1.408(13))
 Indoor Vehicle Storage (per Section 1.410(5))

(c) List of Allowable Accessory Uses (per Article 4):**1. Accessory Land Uses Allowed as Permitted Use:**

Company Cafeteria (per Section 1.412(4))
 Home Occupation (per Section 1.412(10))
 On-Site Parking Lot (per Section 1.412(14))
 Drainage Structure (per Section 1.412(18))
 Filling (per Section 1.412(19))
 Lawn Care (per Section 1.412(20))
 Exterior Communication Devices (per Section 1.412(22))
 Cultivation (per Section 1.412(24))
 Passive Outdoor Public Recreational Area (per Section 1.412(25))

- 2. Active Outdoor Public Recreational Area (per Section 1.412(26))
- Accessory Land Uses Allowed as Conditional Use:**
 - Company Provided On-Site Recreation (per Section 1.412(5))
 - In-Vehicle Sales and Service (per Section 1.412(7))
 - Outdoor Institutional (per Section 1.412(27))
 - Road, Bridge and/or Appurtenances (per Section 1.412(28))
 - Utility Lines and Related Facilities (per Section 1.412(29))
 - Piers and Wharfs (per Section 1.412(30))
 - Detached Garage, Carport, Utility Shed, Detached Deck, Play Structure, Lawn Ornament or similar Minor Accessory Structure (per Section 1.412(3)) *(Amended per Ord. No. 2013-ET-1061)*

(d) List of Allowable Temporary Uses (per Article 4):

- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- Relocatable Building (per Section 1.413(5))
- On-Site Real Estate Sales Office (per Section 1.413(6))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Planned Office (PO) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	3 acres	3 acres
B.	Min. Lot Area	20,000 sq ft	20,000 sq ft
C.	Max. Princ. Bldg. Coverage	40%	40%
D.	Max. Acc. Bldg. Coverage	10%	10%
E.	Max. Coverage of all Bldgs.	50%	50%
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	Up to 50 du/acre per limits of the Conditional Use Permit	4 F .50 FAR
H.	Min. Landscaping Surface Ratio	50%	25%
I.	Princ. Bldgs. Per Lot	1 ²	1 ²
J.	Min. Lot Width	100	100
K.	Min. Street Frontage	50	50
L.	Front Setback to Princ. Bldg.	25/40 ^{1, 3}	25/40 ^{1, 3}
M.	Front Setback to Acc. Bldg.	25/40 ^{1, 3}	25/40 ^{1, 3}
N.	Side Setback to Princ. Bldg.	10 ³	10 ³
O.	Side Setback to Acc. Bldg.	5 ft from property line; 8 ft from alley ³	5 ft from property line; 8 ft from alley ³
P.	Rear Setback to Princ. Bldg.	30 ³	30 ³
Q.	Rear Setback to Acc. Bldg.	5 ft from property line; 8 ft from alley ³	5 ft from property line; 8 ft from alley ³
R.	Peripheral (Bufferyard) Setback	³	³
S.	Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ³	5 ft from side or rear; 10 ft from street ³
T.	Min. Separation of Princ. Bldg.	20	20
U.	Min. Separation of Acc. Bldg.	10	10
V.	Max. Princ. Bldg. Height	35 ⁴	45 ⁴

	Planned Office (PO) Regulations	Residential Uses	Non-Residential Uses
W	Max. Acc. Bldg. Height	15 ^{4,5}	15 ^{4,5}
X.	Min. Parking	3 spaces	See Land Use
Y.	Min. Dwelling Core Dimensions	24 ft x 40 ft	na

¹ The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

² More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.

³ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁴ Exceptions to height regulations are found in Section 1.505(4).

⁵ Or the height of the principal building, whichever is lower.

1.208 (3) NEIGHBORHOOD BUSINESS (NB) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit small scale commercial development which is compatible with the desired overall neighborhood community character of the area in general, and with adjacent residential development in particular. The desired neighborhood community character of the development is attained through Landscape Surface Area Ratio (LSR) requirements, and by restricting the Maximum Building Size (MBS) of all buildings within each instance of this District to 5,000 square feet. Significant areas of landscaping are required in this district to ensure that this effect is achieved. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is used to provide both convenience oriented goods and services and for the permanent protection of adjacent residential areas by permitting only a limited range of commercial activities. Together, these requirements ensure that the desired character is maintained as long as the NB District designation is retained, regardless of how much development occurs within that area.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Allowed as Permitted Use:**

Single-Family Detached (per Section 1.405(1))
 Selective Cutting (per Section 1.406(6))
 Passive Outdoor Public Recreational (per Section 1.407(1))
 Active Outdoor Public Recreational (per Section 1.407(2))
 Office (per Section 1.408(1))
 Personal or Professional Service (per Section 1.408(2))
 Indoor Sales or Service (per Section 1.408(3))
 Indoor Maintenance Service (per Section 1.408(5))

2. Principal Land Uses Allowed as Conditional Use:

Duplex (per Section 1.405(2))
 Twin-House (per Section 1.405(3))
 Two-Flat House (per Section 1.405(4))
 Townhouse (per Section 1.405(5))
 Multiplex (per Section 1.405(6))
 Apartment (per Section 1.405(7))
 Cultivation (per Section 1.406(1))
 Clear Cutting (per Section 1.406(7))
 Indoor Institutional (per Section 1.407(3))
 Outdoor Institutional (per Section 1.407(4))
 Public Services and Utilities (per Section 1.407(5))
 Institutional Residential (per Section 1.407(6))
 Community Living Arrangement (1-8 residents) (per Section 1.407(7))
 Community Living Arrangement (9-15 residents) (per Section 1.407(7))
 In-Vehicle Sales or Service (per Section 1.408(7))
 Indoor Commercial Entertainment (per Section 1.408(8))
 Bed and Breakfast Establishment (per Section 1.408(12))
 Group Day Care Center (9+ children) (per Section 1.408(13))

Boarding House (per Section 1.408(15))
 Indoor Vehicle Storage (per Section 1.410(5))

(c) List of Allowable Accessory Uses (per Article 4):

1. Accessory Land Uses Allowed as Permitted Use:

Home Occupation (per Section 1.412(10))
 On-Site Parking Lot (per Section 1.412(14))
 Drainage Structure (per Section 1.412(18))
 Filling (per Section 1.412(19))
 Lawn Care (per Section 1.412(20))
 Exterior Communication Devices (per Section 1.412(22))
 Cultivation (per Section 1.412(24))
 Passive Outdoor Public Recreational Area (per Section 1.412(25))
 Active Outdoor Public Recreational Area (per Section 1.412(26))
 Detached Garage, Carport, Utility Shed, Detached Deck, Play Structure,
 Lawn Ornament or similar Minor Accessory Structure (per Section
 1.412(3)) *(Amended per Ord. No. 2013-ET-1061)*

2. Accessory Land Uses Allowed as Conditional Use:

Commercial Apartment (per Section 1.412(1))
 In-Vehicle Sales and Service (per Section 1.412(7))
 Light Industrial Incidental to Indoor Sales or Service Activities Land Use
 (per Section 1.412(9))
 Outdoor Institutional (per Section 1.412(27))
 Road, Bridge and/or Appurtenances (per Section 1.412(28))
 Utility Lines and Related Facilities (per Section 1.412(29))
 Piers and Wharfs (per Section 1.412(30))

(d) List of Allowable Temporary Uses (per Article 4):

General Temporary Outdoor Sales (per Section 1.413(1))
 Outdoor Assembly (per Section 1.413(2))
 Contractor's Project Office (per Section 1.413(3))
 Contractor's On-Site Equipment Storage (per Section 1.413(4))
 Relocatable Building (per Section 1.413(5))
 On-Site Real Estate Sales Office (per Section 1.413(6))
 Seasonal Outdoor Sales of Farm Products (per Section 1.413(7))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Neighborhood Business (NB) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	9,000 sq ft	9,000 sq ft
B.	Min. Lot Area	#	9,000 sq ft
C.	Max. Princ. Bldg. Coverage	40%	40%
D.	Max. Acc. Bldg. Coverage	10%	10%
E.	Max. Coverage of all Bldgs.	50%	50%
F.	Max. Bldg. Size	5,000 sq ft per floor	5,000 sq ft per floor

	Neighborhood Business (NB) Regulations	Residential Uses	Non-Residential Uses
G.	Max. Gross Density/Intensity	Up to 6 du/acre per limits of the Conditional Use Permit	2 F .275 FAR
H.	Min. Landscaping Surface Ratio	30%	30%
I.	Princ. Bldgs. Per Lot	1 ²	1 ²
J.	Min. Lot Width	#	75
K.	Min. Street Frontage	#	50
L.	Front Setback to Princ. Bldg.	# ³	25/40 ^{1, 3}
M.	Front Setback to Acc. Bldg.	# ³	25/40 ^{1, 3}
N.	Side Setback to Princ. Bldg.	# ³	6 ³
O.	Side Setback to Acc. Bldg.	# ³	# ³
P.	Rear Setback to Princ. Bldg.	# ³	30 ³
Q.	Rear Setback to Acc. Bldg.	# ³	# ³
R.	Peripheral (Bufferyard) Setback	# ³	# ³
S.	Min. Paved Surface Setback	# ³	5 ft from side or rear; 10 ft from street ³
T.	Min. Separation of Princ. Bldg.	#	12
U.	Min. Separation of Acc. Bldg.	10	10
V.	Max. Princ. Bldg. Height	# ⁴	35 ⁴
W.	Max. Acc. Bldg. Height	# ^{4, 5}	15 ^{4, 5}
X.	Min. Parking	#	See Land Use
Y.	Min. Dwelling Core Dimensions	#	na

For Single-Family and Two-Family Dwellings, follow standards of TR-6 District. For Townhouse, Multiplex, Apartment and Institutional Residential Development, follow standards of MR-10 District.

¹ The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

² More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.

³ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁴ Exceptions to height regulations are found in Section 1.505(4).

⁵ Or the height of the principal building, whichever is lower.

- 1.208(3) (f) Neighborhood Business Architectural Requirements:**
- 1.** Maximum Zoning District: 2 acres
 - 2.** Minimum Zoning District Separation: 2,000 feet
 - 3.** All new Neighborhood Business (NB) Districts shall be established through the conditional rezoning process. Under this approach, the Neighborhood Business District shall not be vested until the approved project has been completed.
 - 4.** No parking in required setbacks for principal buildings
 - 5.** Residential architectural and landscaping requirements include: foundation plantings, pitched roofs, 15% of the exterior building faces shall be windows, natural materials (brick, wood, stone, high quality residential horizontal siding) on all exterior surfaces.
 - 6.** Operating Hours: No earlier than 6:00am or later than 11:00pm
 - 7.** Shall provide a neighborhood-oriented amenity, per Plan Commission direction (i.e., outdoor neighborhood gathering area, public art, etc)

1.208 (4) PLANNED BUSINESS (PB) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit large and small scale commercial development which is compatible with the desired overall community character of the area in general. Significant areas of landscaping are required in this district to ensure that this effect is achieved. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide the principal zoning district for commercial development which occurs after the adoption of this Chapter. The standards of this district are designed to provide a clear distinction from the General Business and Central Business Districts in terms of permitted intensity of development, treatment of outdoor sales, and required green space areas. The desired suburban community character of the development is attained through the Landscape Surface Area Ratio (LSR) requirements. Together, these requirements ensure that the desired community character is maintained as long as the Planned Business District designation is retained, regardless of how much development occurs within that area.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Allowed as Permitted Use:**

Selective Cutting (per Section 1.406(6))
 Passive Outdoor Public Recreational (per Section 1.407(1))
 Active Outdoor Public Recreational (per Section 1.407(2))
 Office (per Section 1.408(1))
 Personal or Professional Service (per Section 1.408(2))
 Indoor Sales or Service (per Section 1.408(3))
 Indoor Maintenance Service (per Section 1.408(5))

2. Principal Land Uses Allowed as Conditional Use:

Multiplex (5-16 unit building) (per Section 1.405(6))
 Apartment (5-16 unit building) (per Section 1.405(7))
 Cultivation (per Section 1.406(1))
 Clear Cutting (per Section 1.406(7))
 Indoor Institutional (per Section 1.407(3))
 Outdoor Institutional (per Section 1.407(4))
 Public Services and Utilities (per Section 1.407(5))
 Institutional Residential (per Section 1.407(6))
 Outdoor Display (per Section 1.408(4))
 In-Vehicle Sales or Service (per Section 1.408(7))
 Indoor Commercial Entertainment (per Section 1.408(8))
 Commercial Animal Boarding (per Section 1.408(10))
 Commercial Indoor Lodging (per Section 1.408(11))
 Bed and Breakfast Establishment (per Section 1.408(12))
 Group Day Care Center (9+ children) (per Section 1.408(13))
 Vehicle Repair and Maintenance (per Section 1.408(17))
 Personal Storage Facility (per Section 1.409(3))
 Indoor Vehicle Storage (per Section 1.410(5))

(c) List of Allowable Accessory Uses (per Article 4):

1. Accessory Land Uses Allowed as Permitted Use:

- Company Cafeteria (per Section 1.412(4))
- Home Occupation (per Section 1.412(10))
- On-Site Parking Lot (per Section 1.412(14))
- Drainage Structure (per Section 1.412(18))
- Filling (per Section 1.412(19))
- Lawn Care (per Section 1.412(20))
- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Commercial Apartment (per Section 1.412(1))
- Company Provided On-Site Recreation (per Section 1.412(5))
- Outdoor Commercial Entertainment (per Section 1.412(31) *(Amend per Ord. 931)*)
- Outdoor Display Incidental to Indoor Sales and Service (12+ days)(per Section 1.412(6))
- In-Vehicle Sales and Service (per Section 1.412(7))
- Light Industrial Incidental to Indoor Sales or Service Activities Land Use (per Section 1.412(9))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))
- Detached Garage, Carport, Utility Shed, Detached Deck, Play Structure, Lawn Ornament or similar Minor Accessory Structure (per Section 1.412(3)) *(Amended per Ord. No. 2013-ET-1061)*

(d) List of Allowable Temporary Uses (per Article 4):

- General Temporary Outdoor Sales (per Section 1.413(1))
- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- Relocatable Building (per Section 1.413(5))
- On-Site Real Estate Sales Office (per Section 1.413(6))
- Seasonal Outdoor Sales of Farm Products (per Section 1.413(7))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Planned Business (PB) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	3 acres	3 acres
B.	Min. Lot Area	20,000 sq ft	20,000 sq ft
C.	Max. Princ. Bldg. Coverage	40%	40%
D.	Max. Acc. Bldg. Coverage	10%	10%
E.	Max. Coverage of all Bldgs.	50%	50%

	Planned Business (PB) Regulations	Residential Uses	Non-Residential Uses
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	Up to 50 du/acre per limits of the Conditional Use Permit	4 F .50 FAR
H.	Min. Landscaping Surface Ratio	50%	25%
I.	Princ. Bldgs. Per Lot	1 ²	1 ²
J.	Min. Lot Width	100	100
K.	Min. Street Frontage	50	50
L.	Front Setback to Princ. Bldg.	25/40 ^{1, 3}	25/40 ^{1, 3}
M.	Front Setback to Acc. Bldg.	25/40 ^{1, 3}	25/40 ^{1, 3}
N.	Side Setback to Princ. Bldg.	10 ³	10 ³
O.	Side Setback to Acc. Bldg.	5 ft from property line; 8 ft from alley ³	5 ft from property line; 8 ft from alley ³
P.	Rear Setback to Princ. Bldg.	30 ³	30 ³
Q.	Rear Setback to Acc. Bldg.	5 ft from property line; 8 ft from alley ³	5 ft from property line; 8 ft from alley ³
R.	Peripheral (Bufferyard) Setback	³	³
S.	Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ³	5 ft from side or rear; 10 ft from street ³
T.	Min. Separation of Princ. Bldg.	20	20
U.	Min. Separation of Acc. Bldg.	10	10
V.	Max. Princ. Bldg. Height	35 ⁴	45 ⁴
W.	Max. Acc. Bldg. Height	15 ^{4, 5}	15 ^{4, 5}
X.	Min. Parking	3 spaces	See Land Use
Y.	Min. Dwelling Core Dimensions	24 ft x 40 ft	na

¹ The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

² More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.

³ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁴ Exceptions to height regulations are found in Section 1.505(4).

⁵ Or the height of the principal building, whichever is lower.

1.208 (5) GENERAL BUSINESS (GB) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit both large and small scale commercial development at intensities which provide significant incentives for infill development and the continued economic viability of existing development. To accomplish this effect, minimum required Green Space Ratios (GSRs) are substantially lower than those required in the Planned Business District. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide an alternative, primarily infill development, designation for commercial activity to the Suburban Commercial District. Performance standards for the General Business District are designed to ensure the long term economic health of strip commercial development areas, existing as of the effective date of this Chapter, by limiting the attraction of the Planned Business District to those and uses which can afford the relatively higher development costs and rents associated with development in that district.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Allowed as Permitted Use:**

Selective Cutting (per Section 1.406(6))
 Passive Outdoor Public Recreational (per Section 1.407(1))
 Active Outdoor Public Recreational (per Section 1.407(2))
 Office (per Section 1.408(1))
 Personal or Professional Services (per Section 1.408(2))
 Indoor Sales or Service (per Section 1.408(3))
 Indoor Maintenance Service (per Section 1.408(5))
 Indoor Vehicle Storage (per Section 1.410(5))

2. Principal Land Uses Allowed as Conditional Use:

Multiplex (5-16 unit building) (per Section 1.405(6))
 Apartment (5-16 unit building) (per Section 1.405(7))
 Cultivation (per Section 1.406(1))
 Clear Cutting (per Section 1.406(7))
 Indoor Institutional (per Section 1.407(3))
 Outdoor Institutional (per Section 1.407(4))
 Public Services and Utilities (per Section 1.407(5))
 Institutional Residential (per Section 1.407(6))
 Outdoor Display (per Section 1.408(4))
 In-Vehicle Sales or Service (per Section 1.408(7))
 Indoor Commercial Entertainment (per Section 1.408(8))
 Outdoor Commercial Entertainment (per Section 1.408(9))
 Commercial Animal Boarding (per Section 1.408(10))
 Commercial Indoor Lodging (per Section 1.408(11))
 Bed and Breakfast Establishment (per Section 1.408(12))
 Group Day Care Center (9+ children) (per Section 1.408(13))
 Boarding House (per Section 1.408(15))
 Vehicle Repair and Maintenance (per Section 1.408(17))
 Personal Storage Facility (per Section 1.409(3))

Off-Site Parking Lot (per Section 1.410(1))

(c) List of Allowable Accessory Uses (per Article 4):

1. Accessory Land Uses Allowed as Permitted Use:

- Company Cafeteria (per Section 1.412(4))
- Home Occupation (per Section 1.412(10))
- On-Site Parking Lot (per Section 1.412(14))
- Drainage Structure (per Section 1.412(18))
- Filling (per Section 1.412(19))
- Lawn Care (per Section 1.412(20))
- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Commercial Apartment (per Section 1.412(1))
- Company Provided On-Site Recreation (per Section 1.412(5))
- Outdoor Display Incidental to Indoor Sales and Service (12+ days)(per Section 1.412(6))
- In-Vehicle Sales and Service (per Section 1.412(7))
- Light Industrial Incidental to Indoor Sales or Service Activities Land Use (per Section 1.412(9))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))
- Detached Garage, Carport, Utility Shed, Detached Deck, Play Structure, Lawn Ornament or similar Minor Accessory Structure (per Section 1.412(3)) *(Amended per Ord. No. 2013-ET-1061)*

(d) List of Allowable Temporary Uses (per Article 4):

- General Temporary Outdoor Sales (per Section 1.413(1))
- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- Relocatable Building (per Section 1.413(5))
- On-Site Real Estate Sales Office (per Section 1.413(6))
- Seasonal Outdoor Sales of Farm Products (per Section 1.413(7))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	General Business (GB) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	1.5 acres	1.5 acres
B.	Min. Lot Area	9,000 sq ft	9,000 sq ft
C.	Max. Princ. Bldg. Coverage	40%	50%
D.	Max. Acc. Bldg. Coverage	10%	10%
E.	Max. Coverage of all Bldgs.	60%	60%

F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	Up to 50 du/acre per limits of the Conditional Use Permit	4 F .60 FAR
H.	Min. Landscaping Surface Ratio	50%	15%
I.	Princ. Bldgs. Per Lot	1 ²	1 ²
J.	Min. Lot Width	75	75
K.	Min. Street Frontage	50	50
L.	Front Setback to Princ. Bldg.	25/40 ^{1, 3}	25/40 ^{1, 3}
M.	Front Setback to Acc. Bldg.	25/40 ^{1, 3}	25/40 ^{1, 3}
N.	Side Setback to Princ. Bldg.	10 to residential lot line	10 ³
O.	Side Setback to Acc. Bldg.	5 ft from property line; 8 ft from alley ³	5 ft from property line; 8 ft from alley ³
P.	Rear Setback to Princ. Bldg.	30 ³	25 ³
Q.	Rear Setback to Acc. Bldg.	5 ft from property line; 8 ft from alley ³	5 ft from property line; 8 ft from alley ³
R.	Peripheral (Bufferyard) Setback	³	³
S.	Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ³	5 ft from side or rear; 10 ft from street ³
T.	Min. Separation of Princ. Bldg.	12	20 ft or 0 ft on zero lotline side
U.	Min. Separation of Acc. Bldg.	10	10
V.	Max. Princ. Bldg. Height	35 ft or greater with Conditional Use ⁴	35 ⁴
W.	Max. Acc. Bldg. Height	15 ^{4, 5}	15 ^{4, 5}
X.	Min. Parking	3 spaces	See Land Use
Y.	Min. Dwelling Core Dimensions	24 ft x 40 ft	na

¹ The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

² More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.

³ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁴ Exceptions to height regulations are found in Section 1.505(4).

⁵ Or the height of the principal building, whichever is lower.

1.208 (6) CENTRAL BUSINESS (CB) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit both large and small scale "downtown" commercial development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. To accomplish this effect, minimum Landscape Surface Ratios (LSRs) permitted in this district are much lower than those allowed in the Planned Business and General Business Districts. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street. No requirements for on-site landscaping or parking are required in this district. This district is strictly limited to the central city locations.

Rationale: This district is intended to cover the old historical downtown area and to assist in maintaining the long term viability of the central city.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Allowed as Permitted Use:**

Selective Cutting (per Section 1.406(6))
 Passive Outdoor Public Recreational (per Section 1.407(1))
 Active Outdoor Public Recreational (per Section 1.407(2))
 Office (per Section 1.408(1))
 Personal or Professional Service (per Section 1.408(2))
 Indoor Sales or Service (per Section 1.408(3))
 Indoor Maintenance Service (per Section 1.408(5))
 Indoor Vehicle Storage (per Section 1.410(5))

2. Principal Land Uses Allowed as Conditional Use:

Multiplex (5-16 unit building) (per Section 1.405(6))
 Apartment (5-16 unit building) (per Section 1.405(7))
 Cultivation (per Section 1.406(1))
 Clear Cutting (per Section 1.406(7))
 Indoor Institutional (per Section 1.407(3))
 Outdoor Institutional (per Section 1.407(4))
 Public Services and Utilities (per Section 1.407(5))
 Institutional Residential (per Section 1.407(6))
 In-Vehicle Sales or Service (per Section 1.408(7))
 Indoor Commercial Entertainment (per Section 1.408(8))
 Outdoor Commercial Entertainment (per Section 1.408(9))
 Commercial Indoor Lodging (per Section 1.408(11))
 Bed and Breakfast Establishment (per Section 1.408(12))
 Group Day Care Center (9+ children) (per Section 1.408(13))
 Boarding House (per Section 1.408(15))
 Vehicle Repair and Maintenance (per Section 1.408(17))
 Off-Site Parking Lot (per Section 1.410(1))

(c) **List of Allowable Accessory Uses (per Article 4):**

1. Accessory Land Uses Allowed as Permitted Use:

- Commercial Apartment (per Section 1.412(1))
- Company Cafeteria (per Section 1.412(4))
- Home Occupation (per Section 1.412(10))
- On-Site Parking Lot (per Section 1.412(14))
- Drainage Structure (per Section 1.412(18))
- Filling (per Section 1.412(19))
- Lawn Care (per Section 1.412(20))
- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Company Provided On-Site Recreation (per Section 1.412(5))
- Outdoor Commercial Entertainment (per Section 1.412(31) *(Amended per Ord. 931)*)
- Outdoor Display Incidental to Indoor Sales and Service (12+ days)(per Section 1.412(6))
- In-Vehicle Sales and Service (per Section 1.412(7))
- Light Industrial Incidental to Indoor Sales or Service Activities Land Use (per Section 1.412(9))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))
- Detached Garage, Carport, Utility Shed, Detached Deck, Play Structure, Lawn Ornament or similar Minor Accessory Structure (per Section 1.412(3)) *(Amended per Ord. No. 2013-ET-1061)*

(d) **List of Allowable Temporary Uses (per Article 4):**

- General Temporary Outdoor Sales (per Section 1.413(1))
- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- Relocatable Building (per Section 1.413(5))
- On-Site Real Estate Sales Office (per Section 1.413(6))
- Seasonal Outdoor Sales of Farm Products (per Section 1.413(7))

(e) **Regulations:** The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

Central Business (CB) Regulations	Residential Uses	Non-Residential Uses
A. Min. Zoning District Area	1 acre	1 acre
B. Min. Lot Area	9,000 sq ft	1,750 sq ft
C. Max. Princ. Bldg. Coverage	40%	100%
D. Max. Acc. Bldg. Coverage	10%	10%
E. Max. Coverage of all Bldgs.	50%	100%

Central Business (CB) Regulations	Residential Uses	Non-Residential Uses
F. Max. Bldg. Size	na	na
G. Max. Gross Density/Intensity	Up to 50 du/acre per limits of the Conditional Use Permit	4 F 3.00 FAR
H. Min. Landscaping Surface Ratio	10%	0%
I. Princ. Bldgs. Per Lot	1 ³	1 ³
J. Min. Lot Width	20	20
K. Min. Street Frontage	20	20
L. Front Setback to Princ. Bldg.	0 ²	0 ²
M. Front Setback to Acc. Bldg.	25/40 ^{1, 4}	25/40 ^{1, 4}
N. Side Setback to Princ. Bldg.	0	0 ^{2, 4}
O. Side Setback to Acc. Bldg.	3 ft from property line; 6 ft from alley ⁴	3 ft from property line; 6 ft from alley ⁴
P. Rear Setback to Princ. Bldg.	25 ⁴	8 ⁴
Q. Rear Setback to Acc. Bldg.	3 ft from property line; 6 ft from alley ⁴	3 ft from property line; 6 ft from alley ⁴
R. Peripheral (Bufferyard) Setback	⁴	⁴
S. Min. Paved Surface Setback	0	0 ²
T. Min. Separation of Princ. Bldg.	0 ²	0 ²
U. Min. Separation of Acc. Bldg.	10	10
V. Max. Princ. Bldg. Height	45 ⁵	45 ⁵
W. Max. Acc. Bldg. Height	15 ^{5, 6}	15 ^{5, 6}
X. Min. Parking	1 space per 1 bdrm, or efficiency du; 2 spaces per 2+bdrm. du. <i>(Amended Ord. 984)</i>	See Land Use
Y. Min. Dwelling Core Dimensions	24 ft x 40 ft	na

¹ The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

² Maximum permitted setback of 0 feet, except where permitted by Conditional Use if determined by the Plan Commission as an essential component of site design.

³ More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.

⁴ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁵ For architectural consistency, buildings shall be a minimum of 2 stories in height, except when otherwise permitted by conditional use. Other exceptions to height regulations are found in Section 1.505(4).

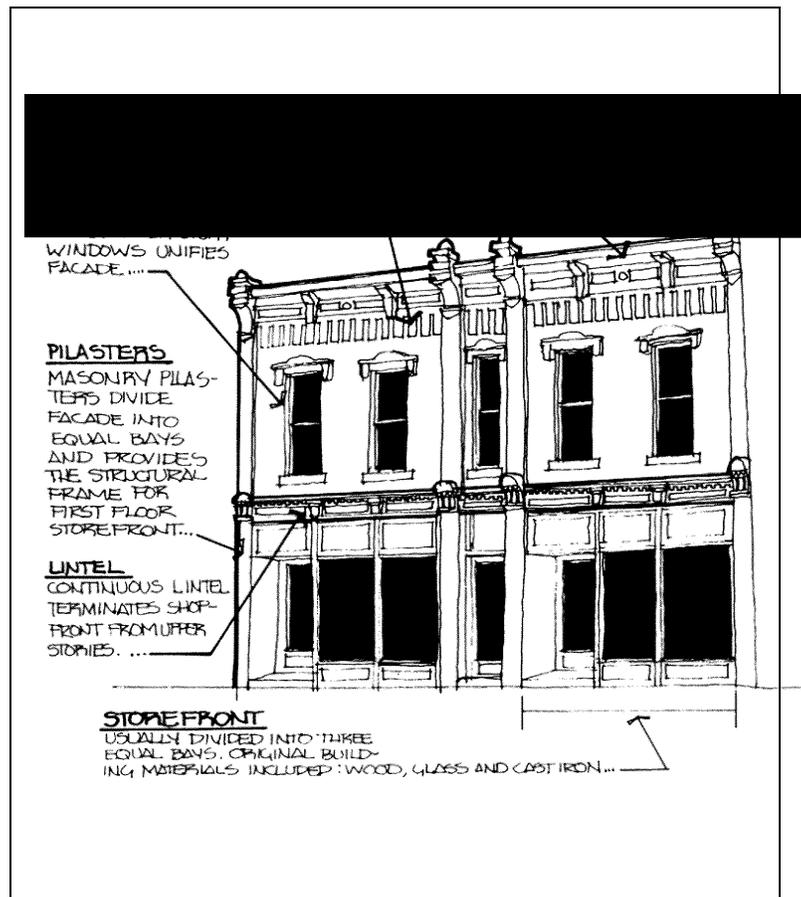
⁶ Or the height of the principal building, whichever is lower.

⁷ Existing parking/loading spaces shall not be reduced on existing structures, except by conditional use. Parking requirements for all new buildings and additions to existing buildings shall be established by conditional use.

1.208(6) (f) **Central Business District Architectural Requirements:**

1. **General:** Nonresidential construction, including new structures, building additions, building alterations, and restoration or rehabilitation shall correspond to the design guidelines as evidenced by certain existing structures within the Downtown and by the following requirements for building setback; height; building mass; horizontal rhythms (created by the placement and design of facade openings and related elements such as piers, columns); vertical rhythms (created by the placement and design of facade details such as sills, transoms, cornices and sign bands); roof forms; exterior materials; exterior surface features and appurtenances; exterior colors; exterior signage; on-site landscaping; exterior lighting; parking and loading area design; and the use of screening.

2. **Design Theme:** The nonresidential design theme is characterized by a variety of architectural styles popular throughout the 20th Century. Building styles, heights, setbacks and details vary significantly but share the following:
 - a. Exterior building materials are of high quality.
 - b. Exterior appurtenances are minimal.
 - c. Exterior colors are harmonious, simple and muted.
 - d. Exterior signage blends, rather than contrasts, with buildings so that it is complementary to the building in terms of color (by matching or blending with building color), location (by placement on the building), size (by being small) and number (by being few).

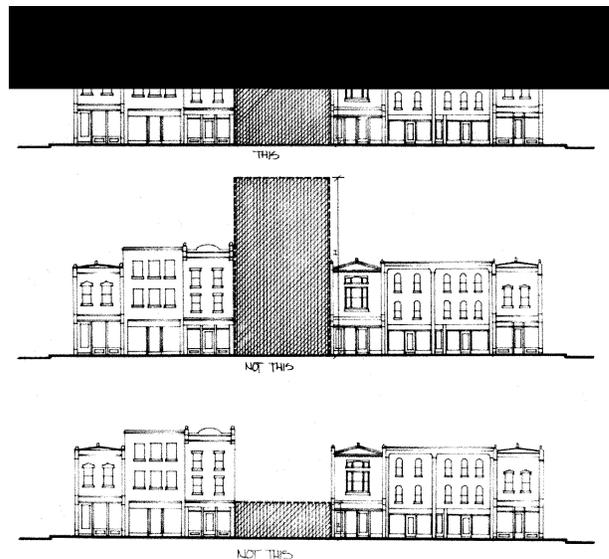




1.208(6)(f)

- 3. **Building Setback:** The setback of buildings from street-yard and side-yard property lines shall be zero, except as modified by conditional use when compatible with existing buildings in the immediate area and when compatible with the general design theme noted above.
- 4. **Building Height:** Throughout the district, the height of buildings shall be compatible with existing buildings in the immediate area which conform to the general design theme noted above, as determined by the Plan Commission. In no instance shall buildings be more than one story taller or shorter than the height of a building of similar use on one of the immediately adjoining properties.

- 5. **Building Mass:** Throughout the district, the mass of buildings shall be compatible with existing buildings in the immediate area which conform to the general design theme noted above, as determined by the Plan Commission. The characteristic proportion (relationship between façade height and width) of the general design theme shall be maintained. Building mass for large structures (with a façade area exceeding 5,000 square feet) shall be disguised through the use of façade articulations, or through the use of exterior treatments which give the impression of directly adjoining individual buildings, as determined appropriate by the Plan Commission.



- 1.208(6)(f)**
- 6. Horizontal Rhythms:** The horizontal pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as piers and columns shall be spaced at regular intervals across all visible façades of the building, and shall be compatible with those of existing buildings in the immediate area which conform to the general design theme noted above, as determined by the Plan Commission.
 - 7. Vertical Rhythms:** The floor heights on main façades shall appear visually in proportion to those of adjoining buildings. The rhythm of the ground floor shall harmonize with the rhythm of upper floors. The vertical pattern of exterior building elements formed by patterns of building openings for windows, doors, and related elements such as sills, headers, transoms, cornices and sign bands shall be compatible in design and elevation with those of buildings in the immediate area which conform to the general design theme noted above, as determined by the Plan Commission.
 - 8. Roof Forms:** Flat or gently sloping roofs which are not visible from the street shall be used. Mansards or other exotic roof shapes not characteristic of the general design theme noted above, as determined by the Plan Commission, shall not be used. Throughout the District, roof shapes not characteristic of the general design theme noted above, as determined by the Plan Commission, shall not be used.

1.208 (7) PLANNED INDUSTRIAL (PI) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit both large and small scale industrial and office development at an intensity which is consistent with the overall desired suburban community character of the community. Beyond a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for suburban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the GI District. In addition, land uses shall comply with the minimum performance standards presented in Article 5.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Allowed as Permitted Use:**

Selective Cutting (per Section 1.406(6))
 Passive Outdoor Public Recreational (per Section 1.407(1))
 Active Outdoor Public Recreational (per Section 1.407(2))
 Indoor Storage or Wholesaling (per Section 1.409(1))
 Indoor Vehicle Storage (per Section 1.410(5))
 Light Industrial (per Section 1.411(1))

2. Principal Land Uses Allowed as Conditional Use:

Cultivation (per Section 1.406(1))
 Clear Cutting (per Section 1.406(7))
 Indoor Institutional (per Section 1.407(3))
 Outdoor Institutional (per Section 1.407(4))
 Public Services and Utilities (per Section 1.407(5))
 Office (per Section 1.408(1))
 Personal or Professional Service (per Section 1.408(2))
 Indoor Sales or Service (per Section 1.408(3))
 Indoor Maintenance Service (per Section 1.408(5))
 Indoor Commercial Entertainment (per Section 1.408(8))
 Commercial Animal Boarding (per Section 1.408(10))
 Group Day Care Center (9+ children) (per Section 1.408(13))
 Personal Storage Facility (per Section 1.409(3))
 Airport/Heliport (per Section 1.410(2))
 Distribution Center (per Section 1.410(4))
 Communication Tower (per Section 1.411(3))
 Vehicle Repair and Maintenance Service (per Section 1.408(17))
 Solid Waste Transfer Station and Material Recovery Facility (per Section 22.409(7)) (*Amended per ord. no. 2013-ET-1061*)

1.208(7) (c) List of Allowable Accessory Uses (per Article 4):**1. Accessory Land Uses Allowed as Permitted Use:**

Company Cafeteria (per Section 1.412(4))

- Home Occupation (per Section 1.412(10))
- On-Site Parking Lot (per Section 1.412(14))
- Drainage Structure (per Section 1.412(18))
- Filling (per Section 1.412(19))
- Lawn Care (per Section 1.412(20))
- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Caretaker’s Residence (per Section 1.412(23)) *(Amended per Ord. 931)*
- Company Provided On-Site Recreation (per Section 1.412(5))
- In-Vehicle Sales and Service (per Section 1.412(7))
- Indoor Sales Incidental to Storage or Light Industrial Land Use (per Section 1.412(8))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))
- Detached Garage, Carport, Utility Shed, Detached Deck, Play Structure, Lawn Ornament or similar Minor Accessory Structure (per Section 1.412(3)) *(Amended per Ord. No. 2013-ET-1061)*

(d) List of Allowable Temporary Uses (per Article 4):

- Outdoor Assembly (per Section 1.413(2))
- Contractor’s Project Office (per Section 1.413(3))
- Contractor’s On-Site Equipment Storage (per Section 1.413(4))
- Relocatable Building (per Section 1.413(5))
- On-Site Real Estate Sales Office (per Section 1.413(6))
- Seasonal Outdoor Sales of Farm Products (per Section 1.413(7))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Planned Industrial (PI) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	na	3 acres
B.	Min. Lot Area	na	40,000 sq ft ¹
C.	Max. Princ. Bldg. Coverage	na	50%
D.	Max. Acc. Bldg. Coverage	na	10%
E.	Max. Coverage of all Bldgs.	na	60%
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	na	4 F
H.	Min. Landscaping Surface Ratio	na	25%
I.	Princ. Bldgs. Per Lot	na	1 ⁴
J.	Min. Lot Width	na	200 ft ²
K.	Min. Street Frontage	na	50
L.	Front Setback to Princ. Bldg.	na	25/40 ^{3, 5}
M.	Front Setback to Acc. Bldg.	na	25/40 ^{3, 5}

	Planned Industrial (PI) Regulations	Residential Uses	Non-Residential Uses
N.	Side Setback to Princ. Bldg.	na	15 ⁵
O.	Side Setback to Acc. Bldg.	na	15 ⁵
P.	Rear Setback to Princ. Bldg.	na	30 ⁵
Q.	Rear Setback to Acc. Bldg.	na	3 ft from property line; 8 ft from alley ⁵
R.	Peripheral (Bufferyard) Setback	na	⁵
S.	Min. Paved Surface Setback	na	5 ft from side or rear; 10 ft from street ⁵
T.	Min. Separation of Princ. Bldg.	na	30
U.	Min. Separation of Acc. Bldg.	na	10
V.	Max. Princ. Bldg. Height	na	35 ⁶
W.	Max. Acc. Bldg. Height	na	25 ^{6, 7}
X.	Min. Parking	na	See Land Use
Y.	Min. Dwelling Core Dimensions	na	na

¹ 20,000 square feet with a Conditional Use Permit.

² 100 feet with a Conditional Use Permit.

³ The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

⁴ More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.

⁵ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁶ Exceptions to height regulations are found in Section 1.505(4).

⁷ Or the height of the principal building, whichever is lower.

1.208 (8) GENERAL INDUSTRIAL (GI) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit both large and small scale industrial and office development at an intensity which is consistent with existing transition and urban intensity development. Beyond a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. To ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for urban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the Heavy Industrial (HI) District. In addition, uses shall comply with the minimum performance standards presented in Article 5.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Permitted by Right:**

Selective Cutting (per Section 1.406(6))
 Passive Outdoor Public Recreational (per Section 1.407(1))
 Active Outdoor Public Recreational (per Section 1.407(2))
 Indoor Storage or Wholesaling (per Section 1.409(1))
 Indoor Vehicle Storage (per Section 1.410(5))
 Light Industrial (per Section 1.411(1))

2. Principal Land Uses Permitted as Conditional Use:

Cultivation (per Section 1.406(1))
 Clear Cutting (per Section 1.406(7))
 Indoor Institutional (per Section 1.407(3))
 Outdoor Institutional (per Section 1.407(4))
 Public Services and Utilities (per Section 1.407(5))
 Office (per Section 1.408(1))
 Indoor Maintenance Service (per Section 1.408(5))
 Commercial Animal Boarding (per Section 1.408(10))
 Group Day Care Center (9+ children) (per Section 1.408(13))
 Vehicle Repair and Maintenance (per Section 1.408(17))
 Outdoor Storage or Wholesaling (per Section 1.409(2))
 Personal Storage Facility (per Section 1.409(3))
 Off-Site Parking Lot (per Section 1.410(1))
 Airport/Heliport (per Section 1.410(2))
 Freight Terminal (per Section 1.410(3))
 Distribution Center (per Section 1.410(4))
 Communication Tower (per Section 1.411(3))
 Solid Waste Transfer Station and Material Recovery Facility (per Section 22.409(7)) (*Amended per ord. no. 2013-ET-1061*)

(c) List of Allowable Accessory Uses (per Article 4):

1. Accessory Land Uses Permitted by Right:

- Company Cafeteria (per Section 1.412(4))
- Indoor Sales Incidental to Storage or Light Industrial Land Use (per Section 1.412(8))
- Home Occupation (per Section 1.412(10))
- On-Site Parking Lot (per Section 1.412(14))
- Drainage Structure (per Section 1.412(18))
- Filling (per Section 1.412(19))
- Lawn Care (per Section 1.412(20))
- Exterior Communication Devices (per Section 1.412(22))
- Cultivation (per Section 1.412(24))
- Passive Outdoor Public Recreational Area (per Section 1.412(25))
- Active Outdoor Public Recreational Area (per Section 1.412(26))

2. Accessory Land Uses Permitted as Conditional Use:

- Caretaker’s Residence (per Section 1.412(23)) *(Amended per Ord. 931)*
- Company Provided On-Site Recreation (per Section 1.412(5))
- In-Vehicle Sales and Service (per Section 1.412(7))
- Outdoor Institutional (per Section 1.412(27))
- Road, Bridge and/or Appurtenances (per Section 1.412(28))
- Utility Lines and Related Facilities (per Section 1.412(29))
- Piers and Wharfs (per Section 1.412(30))
- Detached Garage, Carport, Utility Shed, Detached Deck, Play Structure, Lawn Ornament or similar Minor Accessory Structure (per Section 1.412(3)) *(Amended per Ord. No. 2013-ET-1061)*

(d) List of Allowable Temporary Uses (per Article 4):

- Outdoor Assembly (per Section 1.413(2))
- Contractor's Project Office (per Section 1.413(3))
- Contractor's On-Site Equipment Storage (per Section 1.413(4))
- Relocatable Building (per Section 1.413(5))
- On-Site Real Estate Sales Office (per Section 1.413(6))
- Seasonal Outdoor Sales of Farm Products (per Section 1.413(7))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	General Industrial (GI) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	na	3 acres
B.	Min. Lot Area	na	9,000 sq ft
C.	Max. Princ. Bldg. Coverage	na	75%
D.	Max. Acc. Bldg. Coverage	na	10%
E.	Max. Coverage of all Bldgs.	na	85%
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	na	4 F; 1.0 FAR
H.	Min. Landscaping Surface Ratio	na	15%
I.	Princ. Bldgs. Per Lot	na	1 ²
J.	Min. Lot Width	a	75

	General Industrial (GI) Regulations	Residential Uses	Non-Residential Uses
K.	Min. Street Frontage	na	50
L.	Front Setback to Princ. Bldg.	na	25/40 ^{1, 3}
M.	Front Setback to Acc. Bldg.	na	25/40 ^{1, 3}
N.	Side Setback to Princ. Bldg.	na	15
O.	Side Setback to Acc. Bldg.	na	5 ft from property line; 8 ft from alley ³
P.	Rear Setback to Princ. Bldg.	na	30 ³
Q.	Rear Setback to Acc. Bldg.	na	5 ft from property line; 8 ft from alley ³
R.	Peripheral (Bufferyard) Setback	na	³
S.	Min. Paved Surface Setback	na	5 ft from side or rear; 10 ft from street ³
T.	Min. Separation of Princ. Bldg.	na	40
U.	Min. Separation of Acc. Bldg.	na	10
V.	Max. Princ. Bldg. Height	na	35 ⁴
W.	Max. Acc. Bldg. Height	na	25 ^{4, 5}
X.	Min. Parking	na	See Land Use
Y.	Min. Dwelling Core Dimensions	na	na

¹ The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

² More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.

³ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁴ Exceptions to height regulations are found in Section 1.505(4).

⁵ Or the height of the principal building, whichever is lower.

1.208 (9) HEAVY INDUSTRIAL (HI) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit both large and small scale industrial and office development at an intensity which provides ample incentive for infill development and redevelopment of industrial areas existing as of the effective date of this Chapter. This district is designed to permit a very wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in Article 5. In addition, certain land uses such as extraction, junkyards and salvage operations, and freight terminals are permitted within this district only upon the granting of a conditional use permit.

(b) List of Allowable Principal Land Uses (per Article 4):**1. Principal Land Uses Allowed as Permitted Use:**

Selective Cutting (per Section 1.406(6))
 Passive Outdoor Public Recreational (per Section 1.407(1))
 Active Outdoor Public Recreational (per Section 1.407(2))
 Indoor Storage or Wholesaling (per Section 1.409(1))
 Outdoor Storage or Wholesaling (per Section 1.409(2))
 Indoor Vehicle Storage (per Section 1.410(5))
 Light Industrial (per Section 1.411(1))

2. Principal Land Uses Allowed as Conditional Use:

Cultivation (per Section 1.406(1))
 Intensive Agricultural (per Section 1.406(3))
 Agricultural Services (per Section 1.406(4))
 Clear Cutting (per Section 1.406(7))
 Indoor Institutional (per Section 1.407(3))
 Outdoor Institutional (per Section 1.407(4))
 Public Services and Utilities (per Section 1.407(5))
 Office (per Section 1.408(1))
 Indoor Maintenance Service (per Section 1.408(5))
 Outdoor Maintenance Service (per Section 1.408(6))
 Commercial Animal Boarding (per Section 1.408(10))
 Sexually Oriented Land Uses (per Section 1.408(16))
 Vehicle Repair and Maintenance (per Section 1.408(17))
 Personal Storage Facility (per Section 1.409(3))
 Junkyard or Salvage Yard (per Section 1.409(4))
 Waste Disposal Facility (per Section 1.409(5))
 Composting Operation (per Section 1.409(6))
 Off-Site Parking Lot (per Section 1.410(1))
 Airport/Heliport (per Section 1.410(2))

Freight Terminal (per Section 1.410(3))
 Distribution Center (per Section 1.410(4))
 Heavy Industrial (per Section 1.411(2))
 Communication Tower (per Section 1.411(3))
 Extraction Use (per Section 1.411(4))
 Solid Waste Transfer Station and Material Recovery Facility (per Section 22.409(7)) (Amended per Ord. No. 2013-ET-1061)

1.208(9) (c) List of Allowable Accessory Uses (per Article 4):

- 1. Accessory Land Uses Allowed as Permitted Use:**
 Company Cafeteria (per Section 1.412(4))
 Home Occupation (per Section 1.412(10))
 On-Site Parking Lot (per Section 1.412(14))
 Drainage Structure (per Section 1.412(18))
 Filling (per Section 1.412(19))
 Lawn Care (per Section 1.412(20))
 Exterior Communication Devices (per Section 1.412(22))
 Cultivation (per Section 1.412(24))
 Passive Outdoor Public Recreational Area (per Section 1.412(25))
 Active Outdoor Public Recreational Area (per Section 1.412(26))
- 2. Accessory Land Uses Allowed as Conditional Use:**
 Caretaker’s Residence (per Section 1.412(23)) (Amended per Ord. 931)
 Company Provided On-Site Recreation (per Section 1.412(5))
 In-Vehicle Sales and Service (per Section 1.411(7))
 Migrant Labor Camp (per Section 1.412(13))
 Outdoor Institutional (per Section 1.412(27))
 Road, Bridge and/or Appurtenances (per Section 1.412(28))
 Utility Lines and Related Facilities (per Section 1.412(29))
 Piers and Wharfs (per Section 1.412(30))
 Detached Garage, Carport, Utility Shed, Detached Deck, Play Structure, Lawn Ornament or similar Minor Accessory Structure (per Section 1.412(3)) (Amended per Ord. No. 2013-ET-1061)

(d) List of Allowable Temporary Uses (per Article 4):

- Outdoor Assembly (per Section 1.413(2))
- Contractor’s Project Office (per Section 1.413(3))
- Contractor’s On-Site Equipment Storage (per Section 1.413(4))
- Relocatable Building (per Section 1.413(5))
- On-Site Real Estate Sales Office (per Section 1.413(6))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Article 5, the Landscaping Regulations of Article 6, and the Signage Regulations of Article 7:

	Heavy Industrial (HI) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	na	3 acres
B.	Min. Lot Area	na	9,000 sq ft
C.	Max. Princ. Bldg. Coverage	na	75%
D.	Max. Acc. Bldg. Coverage	na	10%
E.	Max. Coverage of all Bldgs.	na	85%

	Heavy Industrial (HI) Regulations	Residential Uses	Non-Residential Uses
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	na	2 F ¹ ; 1.0 FAR
H.	Min. Landscaping Surface Ratio	na	15%
I.	Princ. Bldgs. Per Lot	na	1 ³
J.	Min. Lot Width	na	100
K.	Min. Street Frontage	na	50
L.	Front Setback to Princ. Bldg.	na	25/40 ^{2 4}
M.	Front Setback to Acc. Bldg.	na	25/40 ^{2 4}
N.	Side Setback to Princ. Bldg.	na	50 ft to residential; 20 ft to nonresidential ⁴
O.	Side Setback to Acc. Bldg.	na	5ft from property line; 8 ft from alley ⁴
P.	Rear Setback to Princ. Bldg.	na	40 ⁴
Q.	Rear Setback to Acc. Bldg.	na	5ft from property line; 8 ft from alley ⁴
R.	Peripheral (Bufferyard) Setback	na	⁴
S.	Min. Paved Surface Setback	na	5 ft from side or rear; 10 ft from street ⁴
T.	Min. Separation of Princ. Bldg.	na	40
U.	Min. Separation of Acc. Bldg.	na	10
V.	Max. Princ. Bldg. Height	na	45 ⁵
W.	Max. Acc. Bldg. Height	na	25 ^{5,6}
X.	Min. Parking	na	See Land Use
Y.	Min. Dwelling Core Dimensions	na	na

¹ Additional floors may be allowed as a Conditional Use.

² The first number is for lots adjacent to streets with a right-of-way less than 100 feet, and the second number is for lots adjacent to a street with a right-of-way equal to or exceeding 100 feet.

³ More than one principal building shall be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with Section 1.414.

⁴ Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard. Adjustments to setbacks are provided in Section 1.505(3).

⁵ Exceptions to height regulations are found in Section 1.505(4).

⁶ Or the height of the principal building, whichever is lower.

1.209 PLANNED DEVELOPMENT CATEGORY**(1) PLANNED DEVELOPMENT (PD_-_) DISTRICT:**

- (a) **Description and Purpose:** This district is intended to provide more incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment, or which require flexible zoning treatment because of factors which are specific to the site. The intent of this district is to require higher levels of development quality in both design and materials in exchange for carefully controlled flexibility on matters of land use, density, intensity, setbacks and/or bulk. This district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and the land use, appearance, density, or intensity of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 1.914 for the procedures applicable to proposal review in this standard zoning district.
- (b) **Development Standards:** Development standards are flexible within this zoning district. Refer to Section 1.914(2) for the range of development standards potentially available in this zoning district.