



Plan Commission

Special Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Wednesday, November 9, 2022

6:30 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **November 9, 2022** at **6:30 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperewi.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the October 24, 2022 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Discussion and acceptance of public comments about the City's proposed DRAFT Zoning Code.

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 9, 2022

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the October 24, 2022 Plan Commission meeting.

ATTACHMENTS:

- PC_Oct2022_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Draft Minutes

Monday, October 24, 2022

6:00 PM

Council Chambers and Virtual

Call to Order

The meeting was called to order at 6:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Brenda Busch	Commissioner	Excused	
Dan Carpenter	Alderman	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderman	Excused	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

Also present Development Services Director Daniel Lindstrom, City Planner Peter Schlein, and members of the public.

2. Approval of the minutes of the September 26, 2022 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderman
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Carpenter, Higgins, Raymaker, Schilling
EXCUSED:	Brenda Busch, Dean Raasch

3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.

There were no public comments.

RESULT:	DISCUSSED
----------------	------------------

4. Consideration and possible action to rezone 2000 BLK Lawrence DR (Parcels WD-D0034, WD-D0035) from C-EO (Corporate-Executive Office District) to R-1 PDD (Single Family Residence District with a Planned Development District Overlay). *

City Planner Peter Schlein reviewed the request to rezone the 2000 Block of Lawrence Drive from C-EO (Corporate-Executive Office District) to R-1 PDD (Single Family Residence District with a Planned Development District Overlay). There are seven proposed changes to R-1 zoning which Peter summarized. Staff recommended approval of the rezoning, subject to the conditions in the report. Peter noted that in the proposed new zoning code, only 2 of the 7 changes would be remaining. Mayor Boyd moved, seconded by Grant Schilling, to approve the rezoning request and forward it to the Common Council. Upon vote, motion carried unanimously. The Council will review the rezoning with a public hearing at the November 15, 2022 meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Carpenter, Higgins, Raymaker, Schilling
EXCUSED:	Brenda Busch, Dean Raasch

5. Consideration and possible action on a 4 lot certified survey map at 2000 BLK Lawrence DR (Parcel WD-D0034). *

City Planner Peter Schleinz reviewed the 4 lot CSM, which is for one of the same parcels as the previous agenda item. Staff recommended approval of the CSM and forwarding it to the Common Council, subject to the conditions in the report. Ald. Carpenter moved, seconded by Shane Raymaker, to approve the CSM. Upon vote, motion carried unanimously. The Council will review the CSM at the November 15, 2022 meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Shane Raymaker, Commissioner
AYES:	Boyd, Carpenter, Higgins, Raymaker, Schilling
EXCUSED:	Brenda Busch, Dean Raasch

6. Consideration and possible action on a 3 lot preliminary extraterritorial plat of Shady Court Subdivision at 2400 BLK Little Rapids RD in the Town of Lawrence (Parcel L-458-7). *

City Planner Peter Schleinz reviewed the 3 lot preliminary extraterritorial plat of Shady Court subdivision in the Town of Lawrence. Staff recommended approval of the plat, subject to the conditions in the report. Mayor Boyd moved, seconded by Mark Higgins, to approve the preliminary extraterritorial plat and forward the plat to the Common Council. Upon vote, motion carried unanimously. The Council will review the CSM at the November 1, 2022 meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Carpenter, Higgins, Raymaker, Schilling
EXCUSED:	Brenda Busch, Dean Raasch

7. Consideration and possible action for a site plan for a 27,680 SF two-story office and one-story warehouse addition with 35 additional parking stalls at 2257 American BL (Parcel WD-1371).

City Planner Peter Schleinz reviewed the site plan for a two-story office and one-story warehouse addition at 2257 American BLV. Peter noted that the petitioner is proposing architectural metal panels on the front, sides, and rear facades, which requires Plan Commission approval. He also mentioned that the metal facade on the south side of the building was allowed by Plan Commission in 2012 with the understanding that an addition would occur by 2015 or that the all metal facade would be brought into conformance with masonry. However, the existing building has not been brought into compliance with either an expansion or an upgrade to the facade materials. Staff recommended approval of the site plan, subject to the conditions in the report along with the metal panel on the front, rear, and sides of the building. Mark Higgins asked why the building was not brought into compliance by the 2015 deadline. Peter explained that

because staff was aware that an expansion was going to happen sometime in the future, they did not push the owner to build a brick wall just to tear it down a few years later when the expansion took place. Other circumstances which contributed to the delay in the addition included the Covid pandemic and the extreme increase in construction costs that followed. Development Services Director Daniel Lindstrom added that both his predecessor as well as the previous planner at the time were a little bit lenient because they were aware that the owners were going to be requesting a land purchase for the future expansion. Mark Higgins noted that there is a large number of staff comments in the report. Peter explained that a majority of the comments are technical corrections that can be reviewed by staff. Ald. Carpenter commented on the trees that are proposed to be planted. He would prefer that the trees be planted on private property rather than in the city right-of-way. Peter noted that the proposed trees will be planted within the property lines of the subject parcel, not the right-of-way. Mayor Boyd moved, seconded by Mark Higgins, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Carpenter, Higgins, Raymaker, Schilling
EXCUSED:	Brenda Busch, Dean Raasch

8. Consideration and possible action for a site plan for a new 33,440 SF four-building two-story apartment complex (8,360 SF per building) with 138 parking stalls at 300 BLK Willie Mays CI (Part of Parcel WD-L496).

City Planner Peter Schleinz reviewed the site plan for a new four building two-story apartment complex at 300 Block Willie Mays CI. He explained that clarification is needed from the petitioner/developer regarding inconsistent facade materials and unlabeled colors on the site plan. Other elements that need clarification include emergency access needs revision and verification with the Fire Chief, unclear tree count, and missing buffers from residential zoning. Also, the Engineering review has not been completed yet. Mayor Boyd moved, seconded by Ald. Carpenter to open the meeting. The developer, Jared Schmidt addressed the board. He stated that the facade proposed is made up completely of stone and brick, which is approvable materials. The garage buildings will also be full masonry as well. He reported that he will work with the fire chief to make sure the emergency access requirements are met. He added that he will continue to work with staff on the landscaping plan to ensure that the landscape plan meets the code and that he is compliant with the buffering requirements. Lastly, he will also work with Engineering comments once their review is completed. Mayor Boyd moved, seconded by Shane Raymaker, to go back to regular session. Upon vote, motion carried unanimously. Mayor Boyd moved, seconded by Shane Raymaker, to approve the site plan with staff conditions. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Shane Raymaker, Commissioner
AYES:	Boyd, Carpenter, Higgins, Raymaker, Schilling
EXCUSED:	Brenda Busch, Dean Raasch

Adjournment

Mayor Boyd moved, seconded by Grant Schilling, to adjourn the meeting at 6:33 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 9, 2022

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 9, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion and acceptance of public comments about the City's proposed DRAFT Zoning Code.

ATTACHMENTS:

- Zoning Code Memo 5 - 09 Nov 2022 (DOCX)
- De Pere Zoning Public Review Draft 2022.09.22r (PDF)
- DRAFT Zoning Map - NOV 2022 (PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: November 9, 2022

RE: **Discussion and acceptance of public comments about the City's proposed DRAFT Zoning Code.**

Summary:

The City of De Pere staff has been working on a new zoning code since 2018 and is preparing to present a FINAL DRAFT version to the Plan Commission on November 28, 2022 and Common Council on December 6, 2022. To generate a deeper understanding of significant changes proposed in the new Zoning Code through the development of the FINAL DRAFT, staff established several discussions with Plan Commission from April through June in 2022.

Tonight's discussion is not intended to call out every single change (or non-change) to the existing zoning code. Rather the intent is to identify significant and important changes that the Plan Commissioners should be aware of. This meeting will focus on the following topics:

- Zoning districts.
- Zoning map.
- Design standards in mixed-use and commercial & employment districts.
- Signage.
- Landscaping.
- Parking and access.
- Staff recommended revisions.

For convenience a copy of the FINAL DRAFT Zoning Code is included with this memo. Staff recommended edits and revisions will be provided at the time of the Plan Commission meeting.

Staff Request:

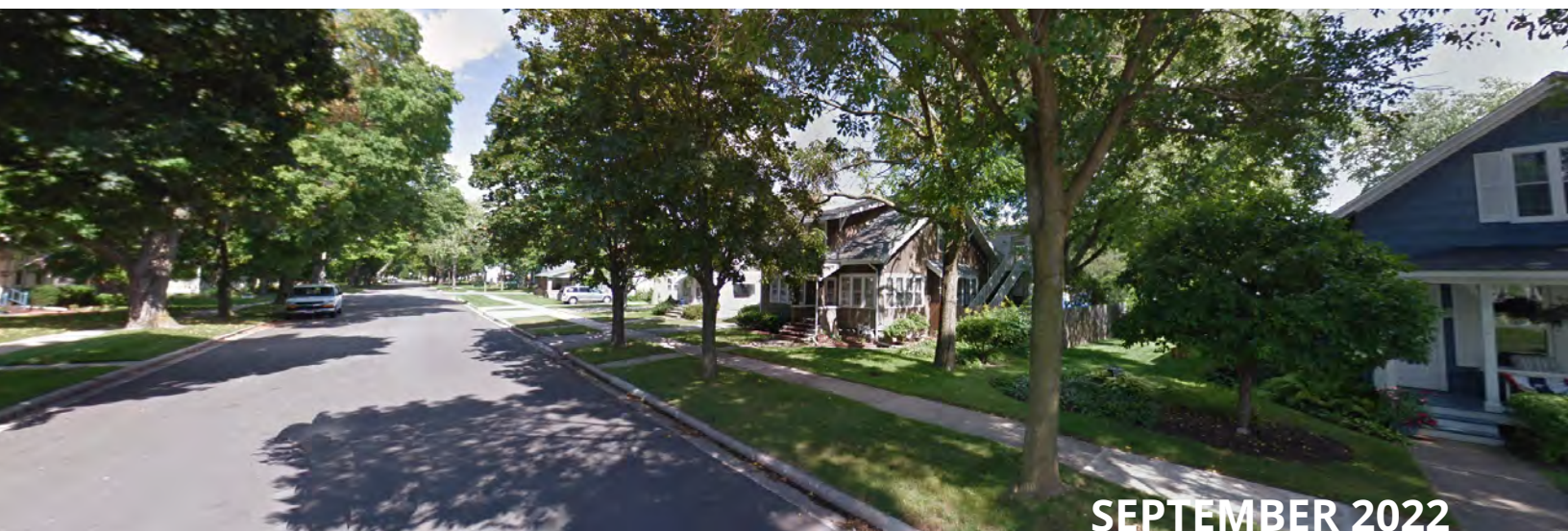
1. Discuss the proposed significant changes to the DRAFT Zoning Code with staff and provide additional suggestions about significant changes that are desired or that need additional work.
2. Allow the public to suggest additional revisions.
3. Recommend that the FINAL DRAFT, with suggested revisions, be presented at the November 28, 2022 Plan Commission meeting for a final recommendation to Common Council.

De Pere

W I S C O N S I N

ZONING ORDINANCE

PUBLIC REVIEW DRAFT



DRAFT

Contents

Introductory Provisions	1-1
Residential Districts.....	2-1
Mixed-Use Districts.....	3-1
Commercial and Employment Districts	4-1
Special Districts.....	5-1
Reserved	6-1
Uses	7-1
Parking and Access.....	8-1
Building and Site Design	9-1
Landscape and Screening.....	10-1
Signs	11-1
Approval Procedures.....	12-1
Administration	13-1
Nonconformities.....	14-1
Violations, Penalties and Enforcement	15-1
Language, Measurements and Definitions	16-1

DRAFT

DRAFT**ARTICLE I. INTRODUCTORY PROVISIONS**

14-01 Title.....	1-1
14-02 Authority	1-1
14-03 Effective Date	1-1
14-04 Applicability and Jurisdiction	1-1
14-05 Purposes	1-1
14-06 Minimum Requirements	1-1

14-07 Compliance Required.....	1-1
14-08 Conflicting Provisions	1-1
14-09 Language and Interpretation.....	1-2
14-10 Zoning Map	1-2
14-11 Transitional Provisions	1-3
14-12 Severability.....	1-3
14-13 Through 14-19 Reserved.....	1-4

14-01 Title

This chapter of the municipal code is known and may be cited and referred to as the “zoning ordinance.”

14-02 Authority

This zoning ordinance is adopted under the authority of the city charter and powers granted by Chapters 62 and 236, Wisconsin Statutes.

14-03 Effective Date

The provisions of this zoning ordinance become effective on [INSERT DATE], except as otherwise expressly stated.

14-04 Applicability and Jurisdiction

The provisions of this zoning ordinance apply to all public and private use and development of properties within the corporate limits of the city, except as provided by state or federal law or as otherwise expressly stated in this zoning ordinance, and excluding public right-of-way unless otherwise expressly stated.

14-05 Purposes

This zoning ordinance is adopted for the purposes of:

- (1) Protecting and promoting the public health, safety, morals and general welfare; and
- (2) Implementing the policies and goals of the comprehensive plan and other relevant, officially adopted plans of the city.

14-06 Minimum Requirements

- (1) The provisions of this zoning ordinance are the minimum requirements deemed necessary to carry out its stated purposes.

- (2) In addition to the requirements of this zoning ordinance, all uses, buildings and structures must comply with all other applicable ordinances, laws and regulations.
- (3) References in this zoning ordinance to other governmental regulations do not constitute a complete list of such regulations. Any such references do not imply that the city is responsible for enforcing regulations imposed by other government authorities.

14-07 Compliance Required

All of the following are subject to compliance with applicable provisions of this zoning ordinance:

- (1) The creation or modification of any lot;
- (2) The use of land, buildings and structures;
- (3) The construction, reconstruction, movement, or alteration of parking lots and access drives;
- (4) The construction, reconstruction, placement, movement, or alteration of buildings and structures; and
- (5) The construction, reconstruction, placement, movement, or alteration of signs.

14-08 Conflicting Provisions**(1) State or Federal Regulations**

Except when enacted under the authority of Article XI of the Wisconsin Constitution or Sec. 62.04 or 66.101 of Wis. Statutes, if the provisions of this zoning ordinance are inconsistent with or conflict with state or federal law or regulation, the applicable state and federal law or regulation governs.

(2) Other City Regulations

If the provisions of this zoning ordinance are inconsistent with one another or if they conflict

ARTICLE I INTRODUCTORY PROVISIONS

14-09 Language and Interpretation

DRAFT

with provisions found in other adopted ordinances or regulations of the city, the more restrictive provision governs unless otherwise expressly stated. The more restrictive provision is the one that imposes more stringent controls.

(3) Private Agreements and Covenants

If the provisions of this zoning ordinance impose a greater restriction than imposed by an agreement or covenant among private parties, the provisions of this zoning ordinance govern. The city does not have the authority to or responsibility for monitoring or enforcing agreements or covenants among private parties.

14-09 Language and Interpretation

(1) Conjunctions

Conjunctions have the following meanings unless the context otherwise expressly indicates:

- (a) "And" indicates that all connected items or provisions apply; and
- (b) "Or" indicates that the connected items or provisions may apply singularly or in combination.

(2) Illustrations

Illustrations are provided for convenience and reference only and do not define or limit the text of this zoning ordinance. In case of any difference of meaning or implication between the text of this zoning ordinance and any figure or illustration, the text governs.

(3) Versions and Citations

All references in this zoning ordinance to other city, state or federal regulations are to be construed as referring to the most up-to-date version and citation for those regulations or successor regulations, unless otherwise expressly indicated. When the referenced regulations have been repealed and not replaced by other successor regulations, zoning ordinance requirements for compliance are no longer in effect.

(4) Lists and Examples

Unless otherwise expressly indicated, lists of items or examples that use "including," "such as," or similar terms are intended to provide examples only. They are not to be construed as exhaustive lists of all possibilities.

(5) Delegation of Authority

Whenever a provision appears requiring the head of a department or another officer or employee of the city to perform an act or duty, that provision

is to be construed as authorizing the department head or officer to delegate that responsibility in writing to others over whom they have authority. Delegation of authority is not allowed if a specific provision expressly prohibits such delegation.

(6) Public Officials and Agencies

All employees, public officials, and boards and commissions to which references are made are those of the city unless otherwise expressly stated.

14-10 Zoning Map

(1) Establishment

The location and boundaries of the districts defined in this zoning ordinance are as established by ordinance and shown on a geographic coverage layer that is maintained as part of a geographic information system (GIS) under the direction of the zoning administrator. This "zoning" geographic coverage layer constitutes the city's official zoning map.

(2) Maintenance and Updates

The zoning administrator is responsible for directing revisions to the official zoning map to reflect its amendment as soon as possible after the effective date of any ordinance establishing or amending zoning district boundaries.

(3) Boundaries

Zoning boundary lines must be described by legal description or by a map that accompanies the ordinance establishing the district or amending the district boundaries. When a legal description is used, the boundary is deemed to extend to the centerline of abutting streets. When a map is used, boundary lines must be established by dimensions, property lines, recorded lot lines, or the centerline of abutting streets, alleys, or railroad rights-of-way, as those features were of record at the time of adoption.

(4) Map Interpretations

Where any uncertainty exists about a zoning boundary that was established by legal description, the legal description accompanying the amending ordinance governs. In other cases, the zoning administrator is authorized to make an interpretation of the boundaries. The following rules apply to all zoning map interpretations:

- (a) Boundaries shown as approximately following the centerlines of streets, highways, alleys or other public rights-of-way must be construed as following such centerlines.

DRAFT**ARTICLE I INTRODUCTORY PROVISIONS**
14-11 Transitional Provisions

- (b) Boundaries shown as approximately following platted lot lines must be construed as following such lot lines.
- (c) Boundaries shown as approximately following city limit lines must be construed as following those lines.
- (d) Boundaries shown as approximately following railroad lines must be construed to be midway between the main tracks.
- (e) Boundaries shown as approximately following the shoreline or centerline of a river, stream, lake or other watercourse must be construed as following the actual shoreline or centerline of the watercourse. If, after establishment of the boundary, the shoreline or centerline of the water-course moves as a result of natural processes, the boundary must be construed as moving with the shoreline or centerline of the watercourse.

(5) Annexed Land

When any territory is annexed or otherwise brought into the zoning jurisdiction of the city, such territory shall automatically be classified in the AG district until otherwise reclassified in accordance with the zoning map amendment procedures of 13.20.

14-11 Transitional Provisions

The provisions of this section address the transition to this zoning ordinance from the zoning ordinance in effect immediately before the effective date specified in 14-03.

(1) Applications, Permits and Approvals

- (a) Any building, development, structure, or sign for which a building permit was issued or a complete building permit application had been accepted for processing before the effective date specified in 14-03 may be completed in conformance with the issued building permit and other applicable permits and conditions, even if such building, development or structure does not comply with provisions of this zoning ordinance. If the building, development or structure is commenced but not completed within the time allowed under the original building permit and any authorized permit extension, the building, development or structure may be constructed, completed and occupied only if it complies with the regulations of this zoning ordinance.
- (b) Complete applications submitted for variances, exceptions, special permits,

conditional uses, site plans, and other zoning-related approvals that are pending approval on the effective date specified in 14-03 must be reviewed wholly under the terms of the zoning ordinance in effect immediately preceding the effective date specified in 14-03.

- (c) The zoning administrator is authorized to issue permits for construction or development approved before the effective date specified in 14-03 and for developments pending approval before that effective date even if such building, development or structure does not fully comply with provisions of this zoning ordinance. If building is not commenced and completed within the time allowed under the permit and any authorized permit extension, then the building, development or structure may be constructed, completed and occupied only if it complies with the regulations of this zoning ordinance.

(2) Existing Conditional Uses

- (a) When a use is classified as a conditional use under this ordinance exists as a conditional or permitted use on the effective date specified in 14-03, it will be considered to be a lawfully established conditional use under the terms of this ordinance.
- (b) When a use is not allowed as a conditional or permitted use under this ordinance and exists as a lawfully established conditional use on the effective date specified in 14-03, The use will be considered a nonconforming use and be subject to the applicable nonconforming use provisions of 14-143.

(3) Violations

The adoption of this zoning ordinance does not affect any pending or future suit, proceeding or prosecution of, or action to abate, violations of the previous zoning ordinance that occurred before the effective date specified in 14-03.

14-12 Severability

If one or more provisions of this ordinance, or the application of this ordinance is held to be unlawful, invalid, unenforceable, or preempted by applicable state or federal law or regulations, such provisions are deemed to be severed from this zoning ordinance. The remaining ordinance provisions remain in full force and effect.

ARTICLE I INTRODUCTORY PROVISIONS

14-13 Through 14-19 Reserved

DRAFT

14-13 Through 14-19 Reserved

DRAFT**ARTICLE II. RESIDENTIAL DISTRICTS**

14-20 Districts.....	2-1
14-21 Generally Applicable Regulations.....	2-1
14-22 Detached Houses	2-4
14-23 Semi-detached Houses	2-6
14-24 Two-unit Houses	2-8

14-25 Townhouse Buildings.....	2-10
14-26 Multi-Unit Buildings	2-12
14-27 Backyard Cottages	2-14
14-28 Civic Buildings.....	2-16
Reserved	2-18

14-20 Districts**(1) Districts Established**

The city's residential zoning districts are listed in [Table 2-1](#). When this zoning ordinance refers to "residential" zoning districts or "R" zoning districts, it is referring to these districts.

TABLE 2-1 — RESIDENTIAL (R) DISTRICTS

Symbol	Residential District Name
R1-80 ¹	Single-Dwelling Detached
R1-60 ²	Single-Dwelling Detached
R1-45 ³	Single-Dwelling Detached
R2-60 ⁴	Two-Unit
R2-45 ⁵	Two-Unit
RM-1 ⁶	Multi-Unit (3-6 units)
RM-2 ⁷	Multi-Unit (7+ units)

(2) District Descriptions

- (a) **General.** Residential zoning districts are primarily intended to create, maintain and promote a variety of housing opportunities for individuals and households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential uses, some nonresidential (public and civic) uses are also allowed.
- (b) **R1, Single-Dwelling Detached Districts.** The R1 (single-dwelling detached) districts are primarily intended to accommodate detached houses. The number suffix attached to R1 district names is a shorthand

reference to the minimum lot width (in feet) required for detached houses. When this ordinance refers to "R1" districts it is referring to all R1 districts.

- (c) **R2, Two-Unit District.** The R2 (two-unit) district is primarily intended to accommodate detached houses, semi-detached houses and two-unit houses.
- (d) **RM, Multi-Unit Districts.** The RM (multi-unit) districts are primarily intended to accommodate detached houses, semi-detached houses, townhouse buildings, two-unit houses multi-unit residential buildings.

14-21 Generally Applicable Regulations

Buildings and uses and uses in R districts are subject to all applicable regulations of this zoning ordinance, including the following:

(1) Allowed Uses

Uses are allowed in R districts in accordance with the use regulations of [Article VII](#).

(2) Allowed Building Types

- (a) Allowed residential uses must occupy residential buildings, which are allowed in R districts in accordance with [Table 2-2](#).
- (b) Allowed public and civic uses must occupy civic buildings, which are allowed in R districts, as indicated in [Table 2-2](#).

TABLE 2-2 — R DISTRICT BUILDING TYPES

Building Type	Districts			Regulations
	R1	R2	RM	
● = permitted – = prohibited				
RESIDENTIAL BUILDINGS				
Detached house	●	●	●	14-22
Semi-detached house	–	●	●	14-23
Two-unit house	–	●	●	14-24

¹ Existing R-1, larger lots

² Existing R-1, 60' wide lots

³ Existing R-1, smaller lots but single family - very little mapped but may be used for new neighborhoods

⁴ Existing R-2 with side-by-side semi-detached

⁵ Existing R-2 in neighborhoods adjacent to downtown

⁶ Existing R-3

⁷ Existing R-4

ARTICLE II RESIDENTIAL DISTRICTS

14-21 Generally Applicable Regulations

DRAFT

TABLE 2-2 — R DISTRICT BUILDING TYPES

Building Type	Districts			Regulations
	R1	R2	RM	
Townhouse building	–	–	●	14-25
Multi-unit building	–	–	●	14-26
Backyard cottage	●	●	●	14-27
NONRESIDENTIAL BUILDINGS				
Civic Building	●	●	●	14-28

(3) Accessory Uses and Structures

See [14-78](#).

(4) Parking

See [Article VIII](#).

(5) Private Residential Garages

Private residential garages that are attached to the primary building may not exceed 40% of the living area of the principal dwelling unit. Detached garages are subject to any size limitations that apply to accessory buildings.

(6) Design

See [Article IX](#).

(7) Landscaping and Screening

See [Article X](#).

(8) Signs

See [Article XI](#).

remainder of page intentionally blank

DRAFT

this page intentionally blank

ARTICLE II RESIDENTIAL DISTRICTS

14-22 Detached Houses

DRAFT

14-22 Detached Houses

(1) Description

A detached house is a residential building, other than a manufactured housing unit or mobile home, that contains only one dwelling unit and is located on a single lot not occupied by other principal buildings.

(2) Where Allowed

Detached houses are allowed in all R districts.

(3) Lot and Building Regulations

Detached houses are subject to compliance with the lot and building regulations of [Table 2-3](#) (see also [Figure 2-1](#)).

TABLE 2-3 — DETACHED HOUSES IN R DISTRICTS					
Regulation		R1-80	R1-60 and R2-60	R1-45 and R2-45	RM
(a) Lot					
	Minimum Lot Area (square feet)	9,000	7,000	5,000	7,500
1	Minimum Lot Width				
	Interior Lot (feet, front yard)	80	60	45	75
	Corner Lot (feet, front yard)	90	70	50	75
(b) Principal Building Siting					
Minimum Principal Building Setbacks (feet)					
2	Front	25	15	15	20
3	Front-Facade Garage Entrance	30	20	Not allowed [1]	25
4	Street Side	25	15	15	15
5	Interior Side	8	6	6	15
6	Rear	30	20	20	25
(c) Accessory Building Siting					
7	Allowed Location	Rear yard or rear half of interior side yard			
8	Minimum Side and Rear Setbacks (feet)	6 [2]	3 [2]	3 [2]	6 [2]
	Minimum Building Separation	6 feet			
	Maximum Building Coverage	50% of rear yard or 850 square feet, whichever is less			
(d) Maximum Building Height					
9	Principal Building (feet)	40	40	40	40
	Accessory Building (feet)	20 [3]	20 [3]	20 [3]	20 [3]

[1] Unless the lot does not have rear access, in which case front-facing garage is allowed with minimum 20-foot setback.

[2] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

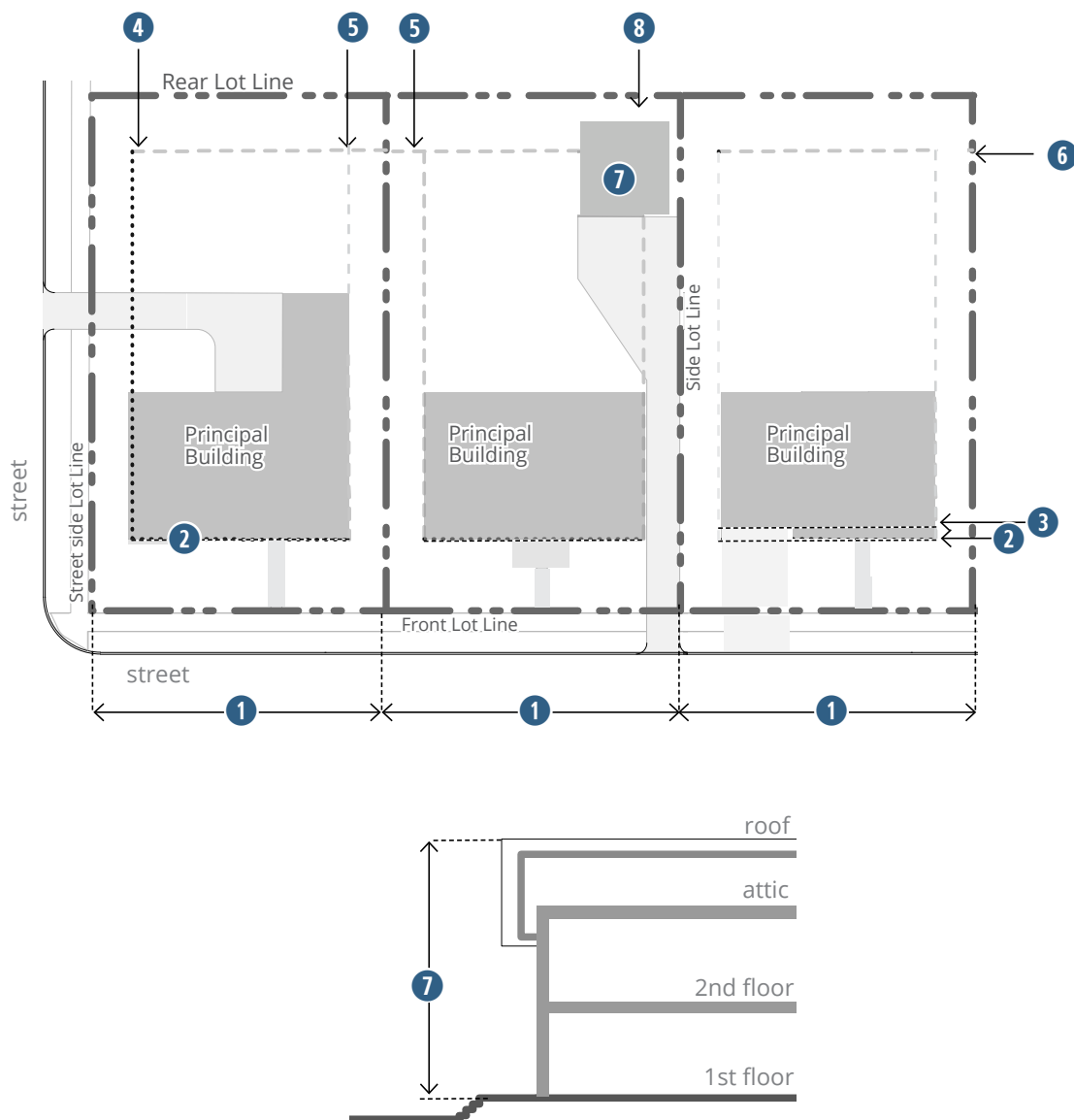
[3] Not to exceed height of principal building.

DRAFT

ARTICLE II RESIDENTIAL DISTRICTS

14-22 Detached Houses

Figure 2-1. Detached House Building Regulations



ARTICLE II RESIDENTIAL DISTRICTS

14-23 Semi-detached Houses

DRAFT

14-23 Semi-detached Houses

(1) Description

A semi-detached house building is a residential building occupied by 2 dwelling units, each of which is located on its own lot with a common or abutting wall along the dwelling units' shared lot lines. Each dwelling unit within a townhouse building is located on its own lot with a common or abutting wall along the dwelling units' shared lot lines. Each dwelling unit has its own external entrance.

(2) Where Allowed

Semi-detached houses are allowed in all R2 and RM districts.

(3) Lot and Building Regulations

Semi-detached houses are subject to compliance with the lot and building regulations of [Table 2-4](#) (see also [Figure 2-2](#)).

TABLE 2-4 — SEMI-DETACHED HOUSES IN R DISTRICTS				
Regulation		R2-60	R2-45	RM
(a) Lot				
	Minimum Lot Area (square feet)	4,500	2,000	2,000
1	Minimum Lot Width			
	Interior Lot (feet, front yard)	35	18	18
	Corner Lot (feet, front yard)	50	38	38
(b) Principal Building Siting				
Minimum Principal Building Setbacks (feet)				
2	Front	15	15	20
3	Front-Facade Garage Entrance	20	Not allowed	25
4	Street Side	15	15	15
5	Interior Side	6 [1]	6 [1]	6 [1]
6	Rear	20	20	25
(c) Accessory Building Siting				
	Allowed Location	Rear yard or rear half of interior side yard		
	Minimum Side and Rear Setbacks	5 feet		
	Minimum Building Separation	6 feet		
	Maximum Building Coverage	50% of rear yard or 850 square feet, whichever is less		
(d) Maximum Building Height				
7	Principal Building (feet)	40	40	40
	Accessory Building (feet)	20 [2]	20 [2]	20 [2]

[1] Interior side setback applies only to end units (i.e., on non-attached side)

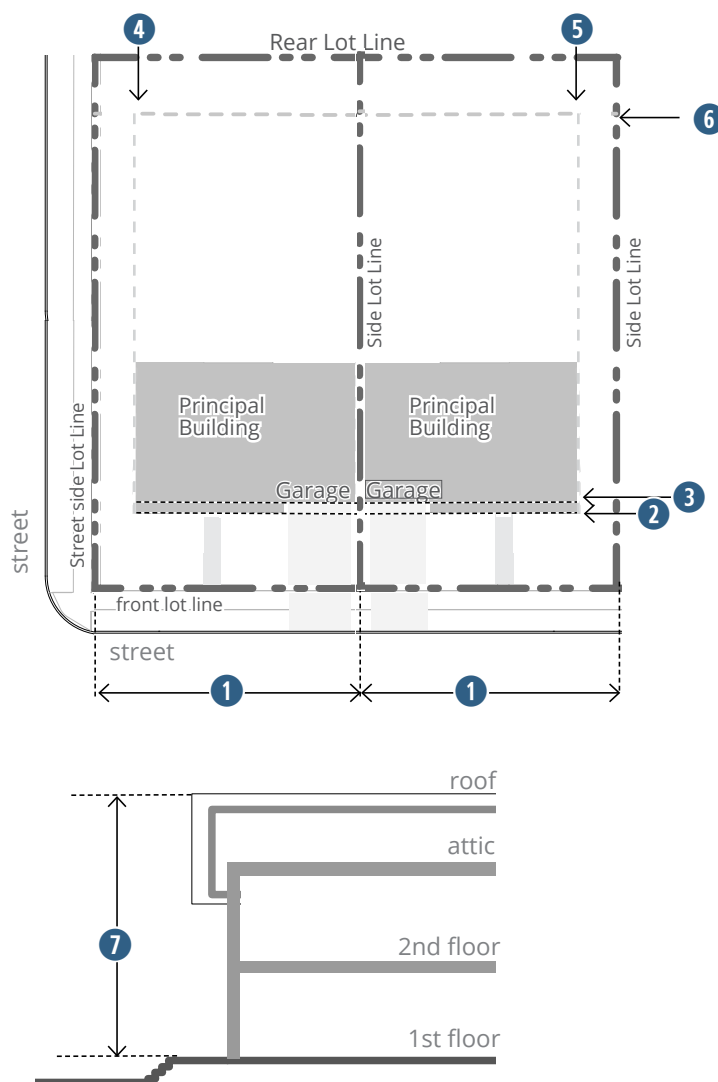
[2] Not to exceed height of principal building.

ARTICLE II RESIDENTIAL DISTRICTS

14-23 Semi-detached Houses

DRAFT

Figure 2-2. Semi-Detached House Building Regulations



ARTICLE II RESIDENTIAL DISTRICTS

14-24 Two-unit Houses

DRAFT

14-24 Two-unit Houses

(1) Description

A two-unit house is a residential building located on a single lot and occupied by 2 dwelling units.

(2) Where Allowed

Two-unit houses are allowed in all R2 and RM districts.

(3) Lot and Building Regulations

Two-unit houses are subject to compliance with the lot and building regulations of [Table 2-5](#) (see also [Figure 2-3](#)).

TABLE 2-5 — TWO-UNIT HOUSES IN R DISTRICTS				
Regulation		R2-60	R2-45	RM
(a) Lot				
	Minimum Lot Area (square feet)	11,000	5,000	7,500
1	Minimum Lot Width			
	Interior Lot (feet, front yard)	90	45	75
	Corner Lot (feet, front yard)	110	50	75
(b) Principal Siting				
Minimum Principal Building Setbacks (feet)				
2	Front	15	15	20
3	Front-Facade Garage Entrance	20	Not allowed	Not allowed
4	Street Side	15	15	20
5	Interior Side	6	6	6 [1]
6	Rear	20	20	25
(c) Accessory Building Siting				
7	Allowed Location	Rear yard only		
8	Minimum Side and Rear Setbacks	Same as principal building [1]		
	Minimum Building Separation	6 feet		
	Maximum Building Coverage	50% of rear yard or 850 square feet, whichever is less		
(d) Maximum Building Height				
9	Principal Building (feet)	40	40	40
	Accessory Building (feet)	15 [2]	15 [2]	15 [2]

[1] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

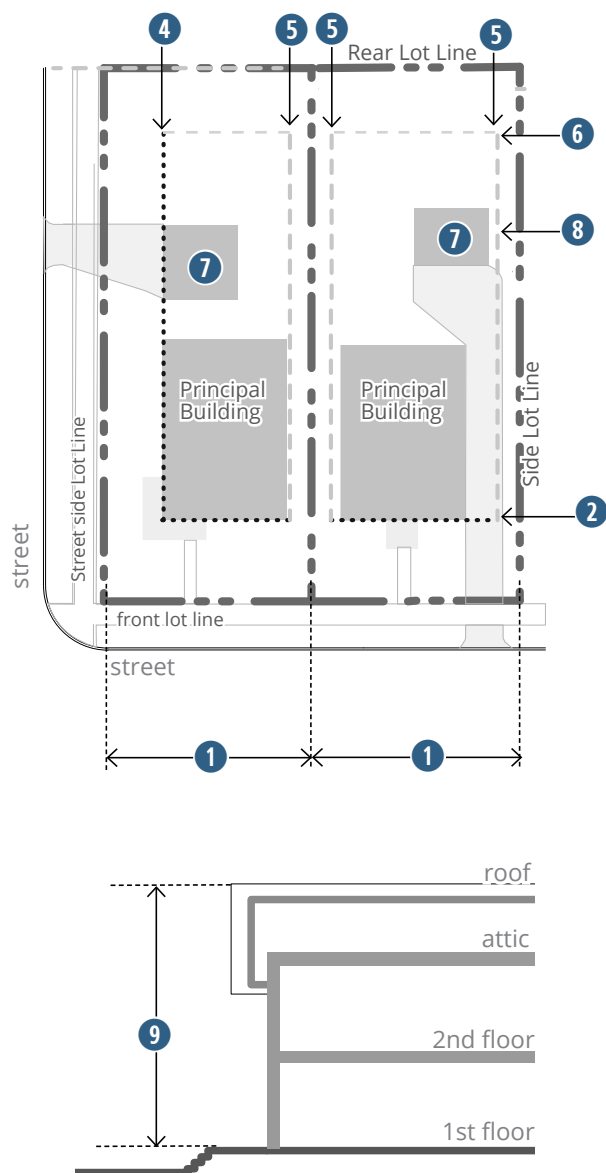
[2] Not to exceed height of principal building.

ARTICLE II RESIDENTIAL DISTRICTS

14-24 Two-unit Houses

DRAFT

Figure 2-3. Two-Unit House Building Regulations



ARTICLE II RESIDENTIAL DISTRICTS

14-25 Townhouse Buildings

DRAFT

14-25 Townhouse Buildings

(1) Description

A townhouse building is a residential building occupied by 3 or more dwelling units. Each dwelling unit within a townhouse building is located on its own lot with a common or abutting wall along the dwelling units' shared lot lines. Each dwelling unit has its own external entrance.

(2) Where Allowed

Townhouse buildings are allowed in all RM districts.

(3) Lot and Building Regulations

Townhouse buildings are subject to compliance with the lot and building regulations of [Table 2-6](#) (see also [Figure 2-4](#)).

TABLE 2-6 — TOWNHOUSE BUILDINGS IN R DISTRICTS			
Regulation		RM-1	RM-2
(a) Lot			
	Minimum Lot Area Per Dwelling Unit (square feet)	2,000	2,000
1	Minimum Lot Width Per Dwelling Unit		
	Interior Lot (feet, front yard)	18	18
	Corner Lot (feet, front yard)	38	38
(b) Principal Building Siting			
Minimum Principal Building Setbacks (feet)			
2	Front	25	20
3	Front-Facade Garage Entrance	Not allowed	Not allowed
4	Street Side	25	20
5	Interior Side	8 [1]	6 [1]
6	Rear	30	25
(c) Principal Building Width			
7	Maximum Number of Attached Units	6	10
(d) Accessory Building Siting			
	Allowed Location	Rear yard only	
	Minimum Side and Rear Setbacks	Same as principal building [2]	
	Minimum Building Separation	6 feet	
	Maximum Building Coverage	50% of rear yard or 850 square feet, whichever is less	
(e) Maximum Building Height			
8	Principal Building (feet)	45	45
	Accessory Building (feet)	20 [3]	20 [3]

[1] Interior side setback applies only to end units (i.e., on non-attached side)

[2] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

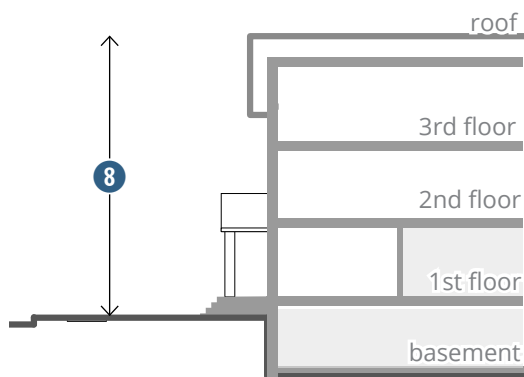
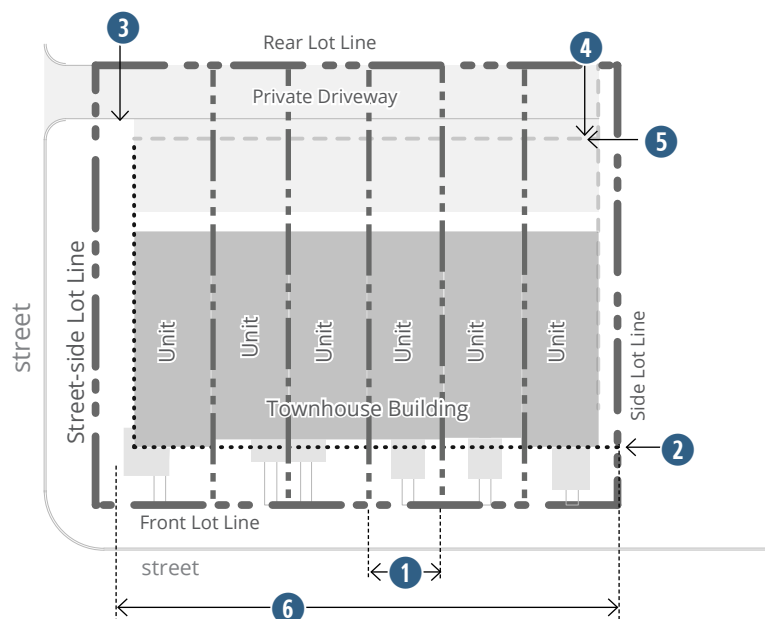
[3] Not to exceed height of principal building.

ARTICLE II RESIDENTIAL DISTRICTS

14-25 Townhouse Buildings

DRAFT

Figure 2-4. Townhouse Building Regulations



ARTICLE II RESIDENTIAL DISTRICTS

14-26 Multi-Unit Buildings

DRAFT

14-26 Multi-Unit Buildings

(1) Description

A multi-unit building is a residential building that is located on a single lot and occupied by 3 or more dwelling units.

(2) Where Allowed

Multi-unit buildings are allowed in all RM districts.

(3) Lot and Building Regulations

Multi-unit buildings in RM districts are subject to compliance with the lot and building regulations of [Table 2-7](#) (see also [Figure 2-5](#)).

TABLE 2-7 — MULTI-UNIT BUILDINGS IN R DISTRICTS			
Regulation		RM-1	RM-2
(a) Lot			
	Minimum Lot Area (square feet)	7,500	7,500
	Minimum Lot Area per Dwelling Unit (square feet)	2,000	1,000
① Minimum Lot Width			
	Interior Lot (feet, front yard)	75	75
	Corner Lot (feet, front yard)	75	75
(b) Principal Building Siting			
Minimum Principal Building Setbacks (feet)			
②	Front	25	20
	Front-Facade Garage Entrance	Not allowed	Not allowed
③	Street Side	25	20
④	Interior Side	8	6
⑤	Rear	30	25
(c) Principal Building Size			
⑥	Maximum Number of Principal Dwelling Units	6	No maximum
(d) Accessory Building and Parking Lot Siting			
⑥	Allowed Location	Rear yard only	
	Minimum Side and Rear Setbacks	Same as principal building [1]	
	Minimum Building Separation	6 feet	
	Maximum Building Coverage	50% of rear yard or 850 square feet, whichever is less	
(e) Maximum Building Height			
⑦	Principal Building (feet)	45	45
	Accessory Building (feet)	15 [2]	15 [2]

[1] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

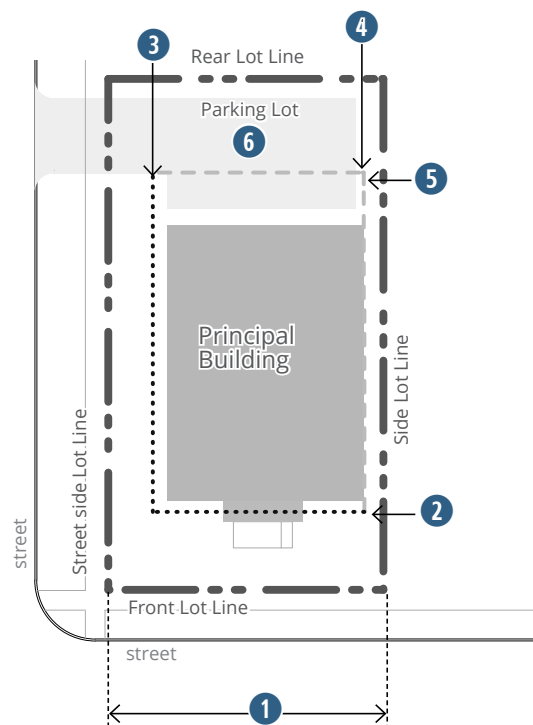
[2] Not to exceed height of principal building.

ARTICLE II RESIDENTIAL DISTRICTS

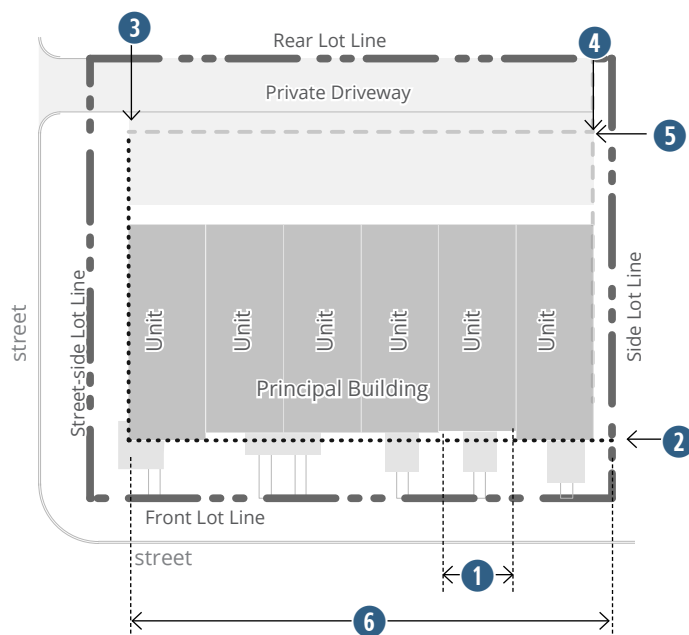
14-26 Multi-Unit Buildings

DRAFT

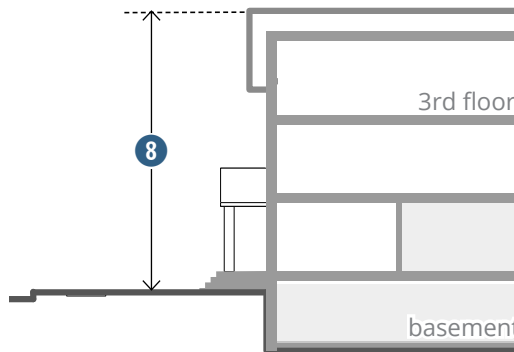
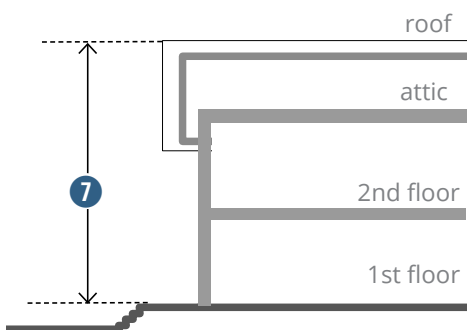
Figure 2-5. Multi-Unit Building Regulations



Apartment Building



Townhome Building



ARTICLE II RESIDENTIAL DISTRICTS

14-27 Backyard Cottages

DRAFT

14-27 Backyard Cottages⁸

(1) Description

A backyard cottage is a small accessory residential building occupied by a single, self-contained accessory dwelling unit. Backyard cottages are located on the same lot as a detached house but are not attached to the detached house.

(2) Where Allowed

Backyard cottages are allowed in all R districts but only on lots occupied by a detached house.

(3) Lot and Building Regulations

Backyard cottages are allowed in all R districts, subject to compliance with the lot and building regulations of [Table 2-8](#).

TABLE 2-8 — BACKYARD COTTAGES IN R DISTRICTS		
Regulation		R DISTRICTS
(a) Lot		
	Minimum Lot Area (square feet)	Same as required for detached house
	Minimum Lot Width & Frontage (feet)	Same as required for detached house
(b) Building Siting		
Minimum Building Setbacks (feet)		
	Front	Permitted in rear yard only
	Street Side	25
	Interior Side	10
	Rear	10[1]
	Separation from Principal Buildings	10
(c) Building Size		
	Maximum Building Height (feet)	20 [2]
	Maximum Floor Area (square feet)	650

[1] Minimum 25-foot rear setback required for backyard cottage when rear yard adjoins side yard of abutting lot.

[2] Or height of principal building, whichever is less.

(4) Additional Regulations

- (a) **Zoning District Regulations.** Backyard cottages are subject to all applicable regulations of the zoning district in which they are located, unless otherwise expressly stated in this ordinance.
- (b) **Number.** No more than one backyard cottage is permitted on a single lot. Backyard cottages are not permitted on lots occupied by a secondary suite. Note: "secondary suites" are another form of accessory dwelling unit. Secondary suites are contained within a detached house building and are subject to the regulations of in [14-78\(9\)](#).
- (c) **Number of Residents.** The total number of residents that reside in the backyard cottage and the principal dwelling unit, combined, may not exceed the number permitted for a single household, plus 2.
- (d) **Parking.** No additional parking is required for a backyard cottage. Any parking that is provided is subject to the same regulations that apply to the principal dwelling unit (detached house).
- (e) **Owner Occupancy and Rental.** At least one of the dwelling units on a lot occupied by a backyard cottage must be occupied by an owner with at least a 50% interest in the subject property. The owner must

⁸ These backyard cottage provisions are entirely new.

ARTICLE II RESIDENTIAL DISTRICTS
14-27 Backyard Cottages**DRAFT**

occupy either the principal dwelling unit or the backyard cottage as their permanent residence for at least 6 months of each calendar year.

(f) **Building Code**

Backyard cottages must comply with all applicable UDC/IBC standards.

(g) **Short-Term Rentals**

Backyard cottages may not be used as short-term rentals.

(h) **Sale of Backyard Cottage**

Backyard cottages shall not be sold separately from the principal detached house.

(i) **Deed Restriction**

Prior to issuance of a permit allowing the establishment of a backyard cottage, the owner of the subject property must record a deed restriction stating that the owners of the subject property agree (1) to comply with the owner occupancy, rental and other applicable restrictions of this ordinance; and (2) to notify all prospective purchasers of such requirements. The deed restriction runs with the land and is binding upon the property owner, their heirs and assigns, and upon any parties subsequently acquiring any right, title, or interest in the property. The deed restriction must be in a form prescribed by the development services director. Proof of recording must be provided to the development services director before any building permits for the backyard cottage are issued. The deed restriction must include provisions ensuring termination of the deed restriction upon removal or abandonment of the backyard cottage.

ARTICLE II RESIDENTIAL DISTRICTS

14-28 Civic Buildings

DRAFT

14-28 Civic Buildings

(1) Description

A civic building is a building occupied by a public or civic use (as defined in [14-72](#)).

(2) Where Allowed

Civic buildings are allowed in all R districts

(3) Lot and Building Regulations

Civic buildings are subject to compliance with the lot and building regulations of [Table 2-4](#).

TABLE 2-9 — CIVIC BUILDINGS IN R DISTRICTS			
Regulation		R1 (all)	R2 and RM
(a) Lot			
	Minimum Lot Area (square feet)	10,000	10,000
① Minimum Lot Width			
	Interior Lot (feet, front yard)	85	85
	Corner Lot (feet, front yard)	100	100
(b) Principal Building Siting			
Minimum Principal Building Setbacks (feet)			
②	Front	30	25
③	Street Side	30	25
④	Interior Side	10	6
⑤	Rear	30	25
(c) Accessory Building Siting			
	Allowed Location	Rear yard only	
	Minimum Side and Rear Setbacks	Same as principal building [1]	
	Minimum Building Separation	6 feet	
	Maximum Building Coverage	50% of rear yard or 850 square feet, whichever is less	
(d) Maximum Building Height			
⑥	Principal Building (feet)	35	35
	Accessory Building (feet)	15 [2]	15 [2]
(e) Parking Siting			
⑦	Surface or Accessory Parking Yard Location	Rear	
⑧	Allowed Parking Location within Building	Basement and behind occupied space of all other stories	
⑨	Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	20 of all full height floors, not including basement	
(f) Facades			
⑩	Minimum Transparency per Story: All Street Fa- cades (%)	15	15
⑪	Minimum Primary Frontage Principal Entrances	One on primary street facade	

[1] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

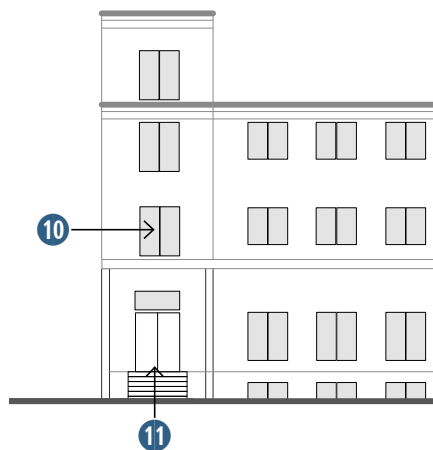
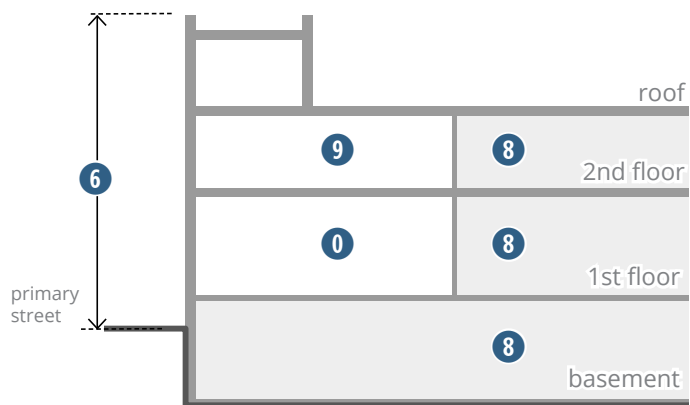
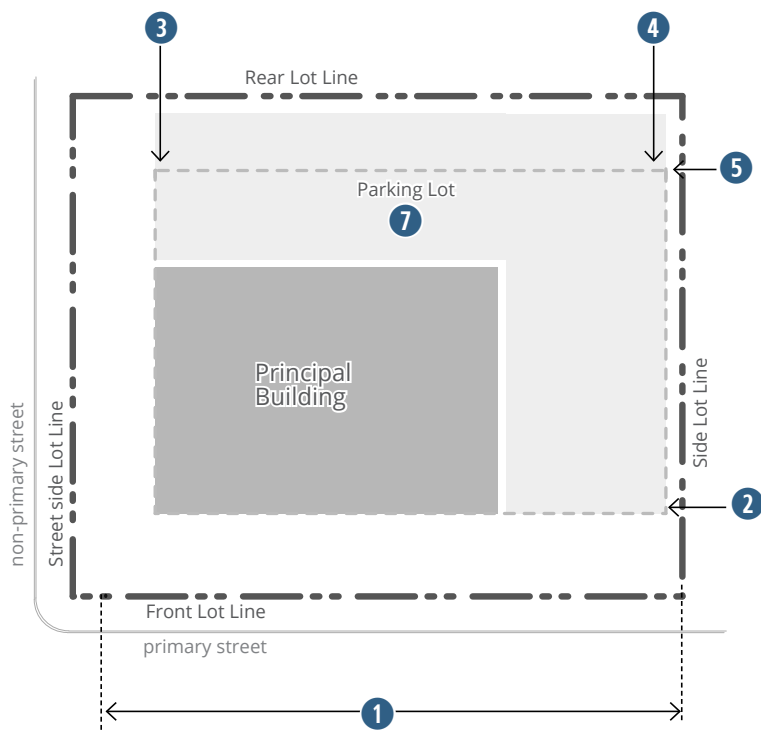
[2] Not to exceed height of principal building.

DRAFT

ARTICLE II RESIDENTIAL DISTRICTS

14-28 Civic Buildings

Figure 2-6. Civic Building Regulations



ARTICLE II RESIDENTIAL DISTRICTS

Reserved

DRAFT

14-29 Reserved

DRAFT**ARTICLE III. MIXED-USE DISTRICTS**

14-30 Districts.....	3-1	14-36 General Buildings	3-19
14-31 Generally Applicable Regulations.....	3-2	14-37 Row Buildings.....	3-23
14-32 Reading the Building Type Regulations	3-5	14-38 Civic Buildings.....	3-27
14-33 Storefront Buildings.....	3-7	14-39 Building Cap Types	3-30
14-34 Commercial Manor Buildings	3-11		
14-35 Commercial Centers.....	3-15		

14-30 Districts**(1) Districts**

The city's mixed-use zoning districts are listed in [Table 3-1](#). When this zoning ordinance refers to "mixed-use" zoning districts or "X" zoning districts, it is referring to these districts.

TABLE 3-1 — MIXED-USE (X) DISTRICTS

Symbol	Residential District Name
MX1 ¹	Downtown Mixed-Use
MX2 ²	Neighborhood Mixed-Use
MX3 ³	Corridor Mixed-Use
GX1 ⁴	Office-Residential Mix
GX2 ⁵	Neighborhood Office-Residential

(2) District Descriptions

Mixed-use districts are primarily intended to allow a mix of uses within appropriately scaled buildings to maintain and promote the desired physical character of the downtown and commercial nodes and corridors within the city.

(a) MX1, Downtown Mixed-Use District

The MX1 (downtown mixed-use) district is intended to continue the existing character of the city's downtown commercial corridors

with storefronts on the ground-story and upper-story residential and office uses.

(b) MX2, Neighborhood Mixed-Use District

The MX2 (neighborhood mixed-use) district is intended to continue the character at the edges of the downtown and adjacent to residential neighborhoods, where a mix of small-scaled, traditional storefront buildings and commercial buildings with residential elements (i.e. pitched roofs, landscape yards) occur or are desired.

(c) MX3, Corridor Mixed-Use District

The MX3 (corridor mixed-use) district is intended for use along the city's commercial corridors to promote development that is accessible via all modes of transportation, including pedestrians. Commercial uses in the MX3 district may be larger in scale and more flexible than other MX districts, including auto-oriented uses.

(d) GX1, Office-Residential Mix District

The GX1 (office-residential mix) district is intended for areas with a mix of mid-scale residential and/or office buildings, primarily on the edges of intensive locations, such as downtown.

(e) GX2, Neighborhood Office-Residential District

The GX2 (neighborhood office-residential mix) district is intended for areas with a mix of small-scale residential and/or office buildings, often as a transition

¹ Existing B-1 & B-3 (gas stations)

² Existing B-1 & B-3 (gas stations)

³ Existing B-2 & B-3 (gas stations). Also see proposed commercial C3 district for existing B-2 and B-3 locations outside the downtown and gateway area

⁴ Existing B-3 & R-3

⁵ Existing B-1 and R-4

ARTICLE III MIXED-USE DISTRICTS

14-31 Generally Applicable Regulations

DRAFT

between commercial corridors and residential neighborhoods.

14-31 Generally Applicable Regulations

The following regulations apply to all mixed-use districts and building types defined in this article.

(1) Allowed Uses

Uses are allowed in X districts in accordance with the use regulations of [Article VII](#). Some building types have additional limitations on permitted uses.

(2) Allowed Building Types

Unless otherwise expressly stated, all buildings must comply with the building regulations that apply to a building type allowed in the subject zoning district per [Table 3-3](#). See [Article XIV](#) for existing buildings that do not fully conform to a applicable building type regulations.

(3) Exceptions and Exemptions

The following exceptions and exemptions may apply to the building type regulations.

(a) Design Exceptions

General exceptions to building type regulations are allowed as indicated in [14-125](#). Specific exceptions are also expressly identified in this article.

(b) Temporary Patio on an MX Lot

Any MX district lot may be fully developed as an outdoor patio area for allowed uses under the following conditions:

1. A design exception has been approved in accordance with [14-125](#).

2. No building exists on the lot or is included as a part of the patio development.
3. No parking is permitted on the lot, except where if it is fully screened from any primary street by the patio.
4. Screening is required along the primary street in line with the building face. A semi-opaque metal or wood fence must be constructed within the build-to zone of the lot. Shrubs or other plantings must be installed along the fence. A design exception may be requested to eliminate either the fence or landscape, but not both.

(c) Outdoor Recreation Uses

Outdoor parks and recreation and outdoor participant sports and recreation uses are exempt from compliance with building type regulations, except that:

1. Buildings must comply with the building regulations that apply to a building type allowed in the subject zoning district; or, for uses accessory to the principal use, with an accessory structure as permitted [14-78](#).
2. Side and rear setbacks for any applicable building type must be used for all structures.

(d) Utility Structures

Utility structures for major utilities that do not require an enclosed building are not required to comply with regulations applicable to a

TABLE 3-3 — X DISTRICT BUILDING TYPES

Building Type	Districts					Regulations
	MX1	MX2	MX3	GX1	GX2	
● = permitted – = prohibited						
Storefront	●	●	●	–	–	14-33
Commercial Manor	–	●	●	●	●	14-34
Commercial Center	–	–	●	–	–	14-35
General Building	–	–	–	●	●	14-36
Row Building	–	–	–	●	●	14-37
Civic Building	–	●	●	●	●	14-38

DRAFT

ARTICLE III MIXED-USE DISTRICTS

14-31 Generally Applicable Regulations

specific building type, but must fulfill any state or federal requirements.

(4) Permanent Structures

All buildings constructed must be of permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise expressly stated in this ordinance.

(5) Build to the Corner

All buildings are required to occupy the corner of a lot, defined by the intersection of the two build-to zones or setback lines.

(6) Building Design Regulations

All buildings in the X districts must comply with the building design regulations of [Article IX](#).

(7) Accessory Structure Regulations

Except as defined in the building type regulations, accessory structures are subject to the regulations of [14-78](#).

(8) Specific Height on East Side of Downtown

Minimum and maximum height in number of stories on the east side of downtown are defined in [Figure 3-1](#).

(9) Treatment of Yards

Paved vehicular areas are limited to specific locations in accordance with the applicable building type regulations. The following additional regulations govern the required treatment of yard areas around buildings.

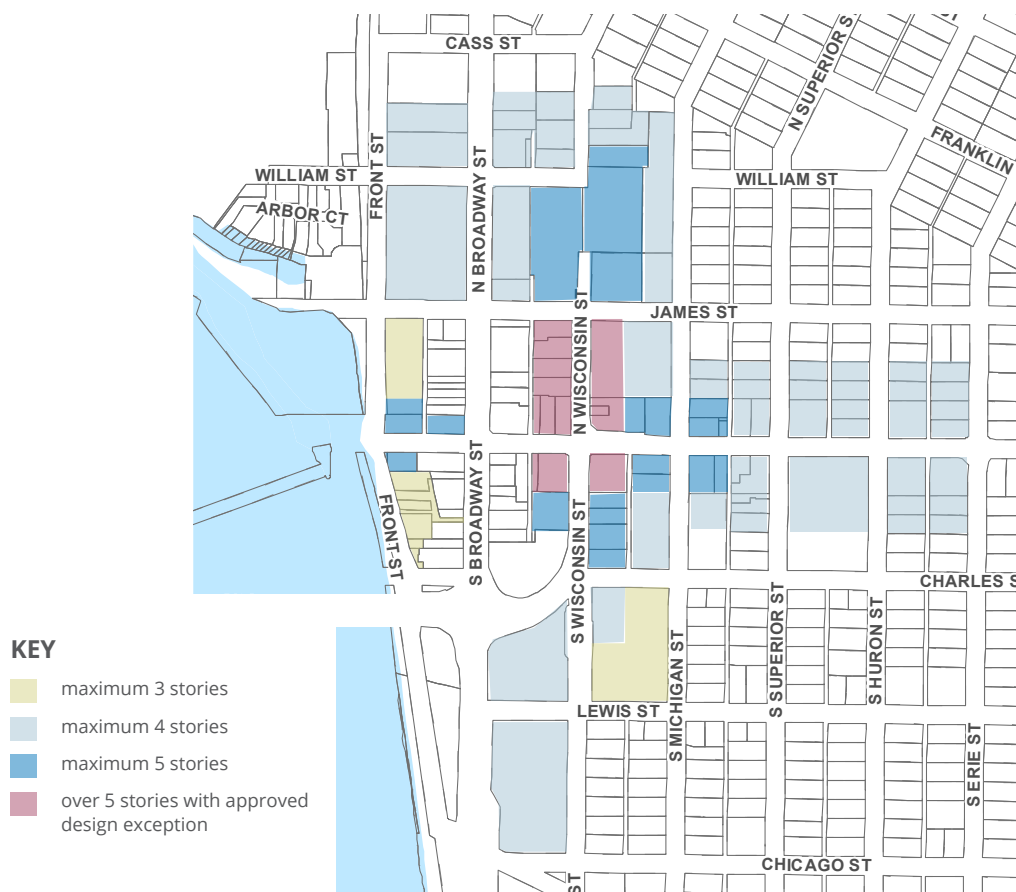
(a) Landscape, Patio, Sidewalks

All yards must consist of landscape areas, patio space, or sidewalk space, unless otherwise expressly stated. Yard area may not exceed the maximum levels of imperviousness and semi-perviousness established for the subject building type.

(b) Driveways

See [14-87](#) for driveway design and location regulations. Driveways may cross through yards as follows:

Figure 3-1. [Specific Allowed Heights in East Downtown](#)



ARTICLE III MIXED-USE DISTRICTS

14-31 Generally Applicable Regulations

DRAFT

- a. Where permitted as access to the lot, driveways may cross perpendicularly through the front or street side yards.
- b. In all X districts, driveways may cross perpendicularly through the side and rear yards to connect to parking on adjacent lots.
- c. Driveways accessing rear yard garages are permitted within the side or rear yard setback, up to the property line.

(c) **Side Yard Parking Lots**

Some building types permit side yard parking lots. Side yard parking lots may not encroach into the front yard area or into the minimum required side setback.

(d) **Rear Yards**

Paved vehicular use areas (parking lots, loading areas, drives) are typically required to be located in the rear yard; however, minimum rear yard setbacks also apply to parking lots.

(10) Primary Frontages

A primary frontage establishes the fronts of lots and buildings and where to locate the principal entrance to the building. A primary frontage designation requires the highest level of facade treatment and restricts locations for parking, driveways, and garage entrances. Primary frontages must be provided as follows:

(a) **Mapped Street Frontages**

Primary frontage requirements must be met in those locations designated on the primary street map.⁶ The primary street map is an element of the city's official zoning map and subject to the zoning map regulations of [14-10](#).

(b) **Open Space Frontage**

Where a lot or parcel contains or abuts open space designated as a PI district, the frontage of a building abutting the open space must comply with primary frontage requirements.

(c) **River or Trail Frontage**

Any facade facing a river or trail system must be treated as a primary frontage.

(d) **Other Public Ways**

Public pedestrian ways to parking lots through parcels, blocks, or buildings must be treated as street frontage, unless a reduction in transparency or the use of alternative facade materials are approved as a design exception in accordance with the procedures of [14-125](#).

(e) **Multiple Primary Frontages.** If multiple primary frontages and no other non-primary frontages exist for a lot, one primary frontage may be designated by the zoning administrator as a non-primary frontage subject to all of the following:

1. The configuration of other parcels along the street, including fronts of buildings and locations of vehicular access, are more consistent with non-primary requirements; and
2. No plans for primary street designation in the future exist for the proposed non-primary frontage.

(f) **Corners**

At corners of buildings on streets and public ways, primary frontage treatments, including such items as, but not limited to, ground-story transparency, facade materials, building facade regulations, must be continued around the corner along the non-primary street or public way for a minimum of 30 feet.

(g) **Non-Primary Frontages**

Non-primary street frontages may utilize the regulations that apply to primary street frontages.

(11) Trash, Recycling, Refuse Locations

Unless otherwise defined by the building type, all trash, recycling, and other refuse areas must be located and treated as follows:

- (a) Trash, recycling, and other refuse areas in the rear yard of the lot.
- (b) When no rear yard exists or when the rear yard is less than 10 feet in depth, trash, recycling, and other refuse areas may be located in the rear half of an interior side yard.
- (c) Trash, recycling, and other refuse areas may be located inside the building with access doors off the rear or interior side facade. Access doors may be located off a

⁶ Map to be provided.

non-primary frontage facade if approved as a design exception in accordance with the procedures of [14-125](#). Access doors must be opaque, screening a minimum of 80% of the opening. Access doors must be designed to match the building architecture.

- (d) See [14-94](#) for required screening of trash, recycling, and other refuse areas.

14-32 Reading the Building Type Regulations

This section explains how to read and interpret the building type regulations.

(1) Allowed Building Types Table

[Table 3-1](#) defines which building types are allowed within each district.

(2) Regulations of General Applicability

See [14-31](#) for building regulations applicable to all building types.

(3) Building Type Pages

In [14-33](#) through [14-38](#), four pages are provided for each of the building types:

(a) Description of Building Type

The first page of each specific building type section provides a general description of the building type and several images showing typical examples of the building type.

(b) Table and Diagrams Spread

The next 2 pages of each specific building type section provides the key spread of information, meant to be viewed as a whole. See [Figure 3-2](#) for an explanation of the building type regulations.

(c) Supplemental Regulations

The final page of each specific building type section contains supplemental regulations referenced from the table of regulations. Specific design situations are explained on these pages and additional graphic diagrams may also be provided. For example, the explanation of how multiple buildings might be configured on one site may be included in this subsection.

(4) Building Design

See [Article IX](#) for design regulations applicable to all building types. These provisions address such features as building materials, windows, roof types, and balcony design.

ARTICLE III MIXED-USE DISTRICTS

14-32 Reading the Building Type Regulations

DRAFT

Figure 3-2. Illustration of Example Building Type Tables and Diagrams.

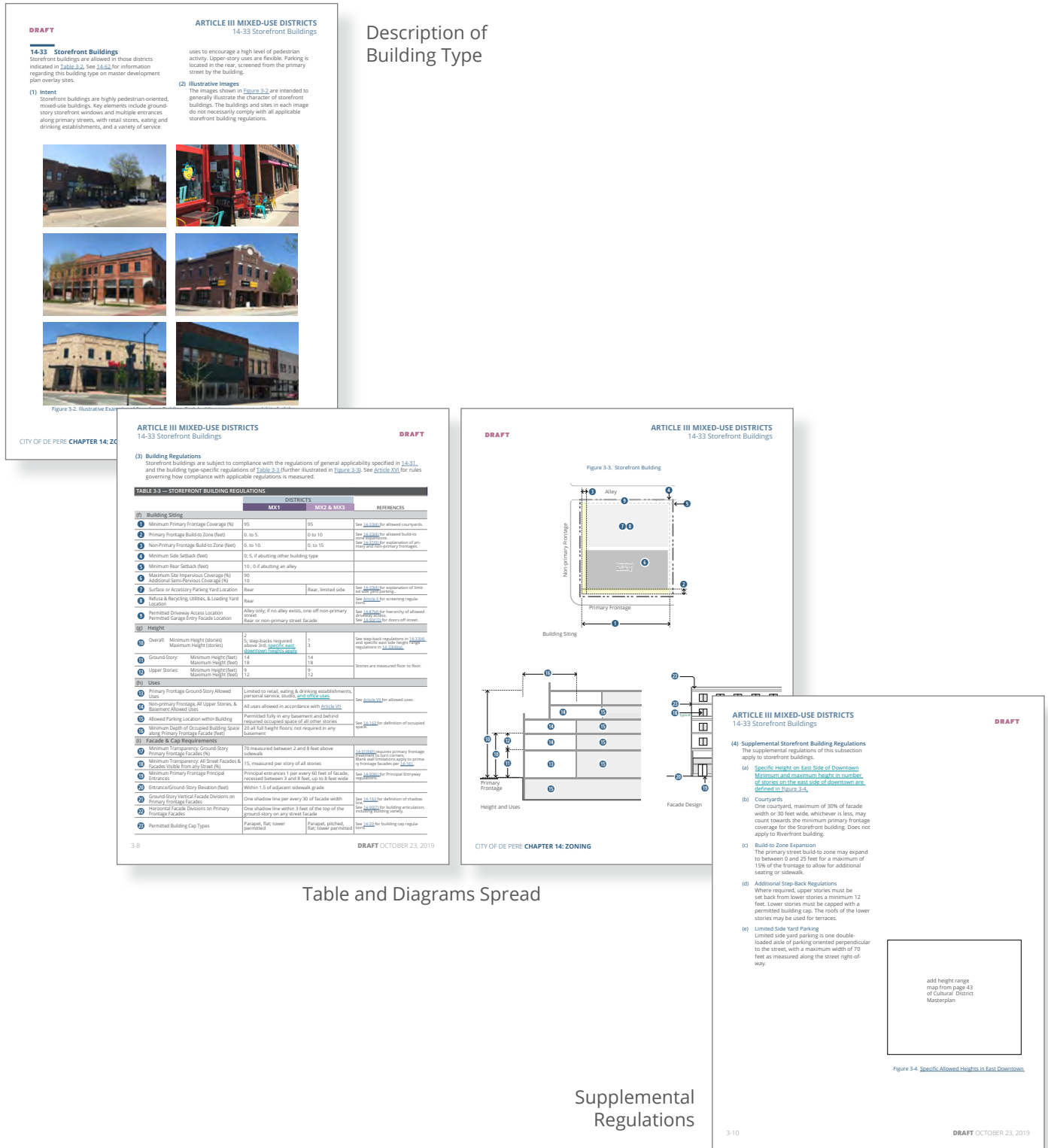


Table and Diagrams Spread

Supplemental
Regulations

ARTICLE III MIXED-USE DISTRICTS

14-33 Storefront Buildings

DRAFT

14-33 Storefront Buildings

Storefront buildings are allowed in those districts indicated in [Table 3-3](#).

(1) Intent

Storefront buildings are highly pedestrian-oriented, mixed-use buildings. Key elements include ground-story storefront windows and multiple entrances along primary streets, with retail stores, eating and drinking establishments, and a variety of service uses to encourage a high level of pedestrian activity. Upper-story uses are flexible. Parking is

located in the rear, screened from the primary street by the building.

(2) Illustrative Images

The images shown in [Figure 3-3](#) are intended to generally illustrate the character of storefront buildings. The buildings and sites in each image do not necessarily comply with all applicable storefront building regulations.

Figure 3-3. Illustrative Examples of Storefront Building. Each building image may not exhibit all of the requirements of the building type.



ARTICLE III MIXED-USE DISTRICTS

14-33 Storefront Buildings

DRAFT

(3) Building Regulations

Storefront buildings are subject to compliance with the regulations of general applicability specified in [14-31](#) and the building type-specific regulations of [Table 3-2](#) (further illustrated in [Figure 3-4](#)). See [Article XVI](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-2 — STOREFRONT BUILDING REGULATIONS

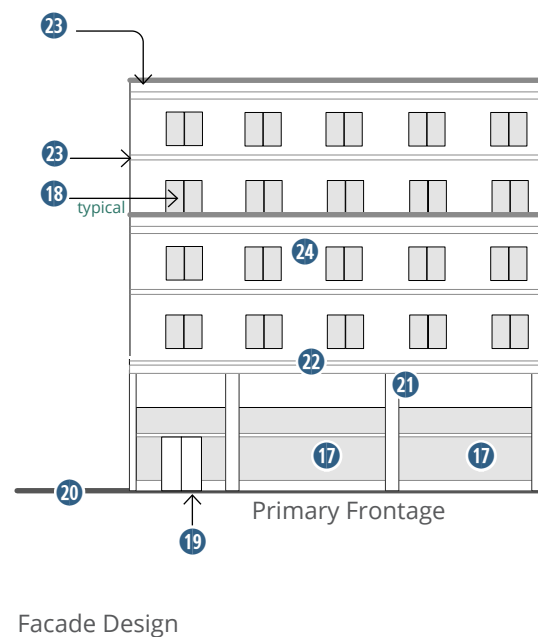
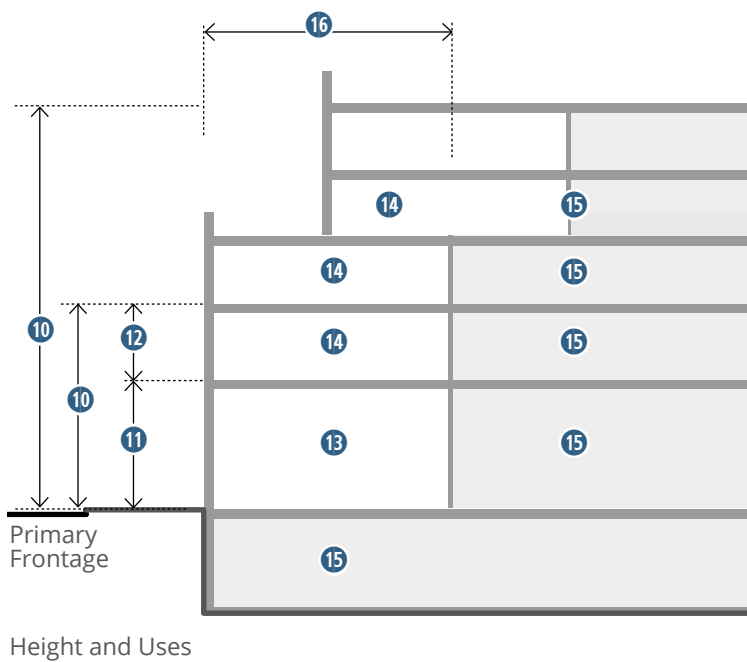
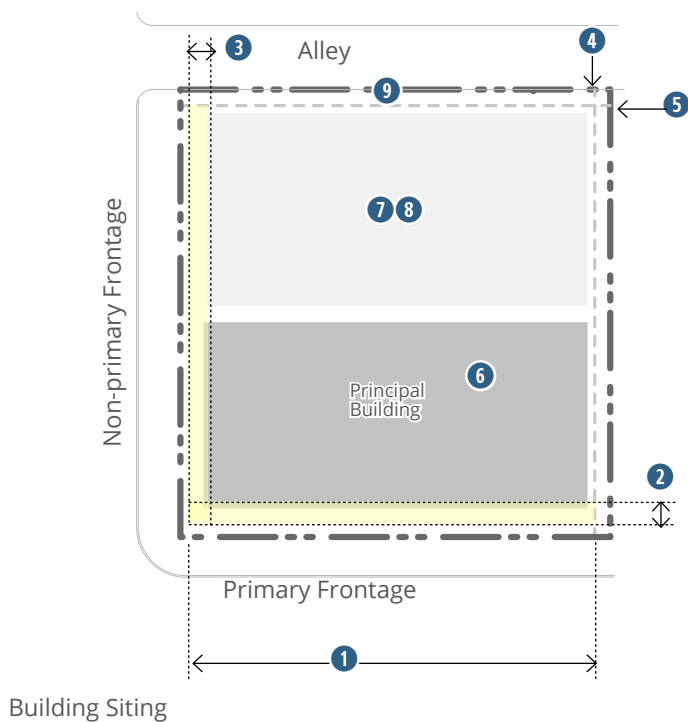
		DISTRICTS		REFERENCES
		MX1	MX2 & MX3	
(a) Building Siting				
1	Minimum Primary Frontage Coverage (%)	95	95	See 14-33(4) for allowed courtyards.
2	Primary Frontage Build-to Zone (feet)	0 to 5	0 to 10	See 14-33(4) for allowed build-to zone expansions.
3	Non-Primary Frontage Build-to Zone (feet)	0 to 10	0 to 15	See 14-31(10) for explanation of primary and non-primary frontages.
4	Minimum Side Setback (feet)	0; 5, if abutting other building type		
5	Minimum Rear Setback (feet)	10; 0 if abutting an alley		
6	Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)	90 10		
7	Surface or Accessory Parking Yard Location	Rear	Rear, limited side	See 14-33(4) for explanation of limited side yard parking.
8	Refuse & Recycling, Utilities, & Loading Yard Location	Rear		See Article X for screening regulations.
9	Permitted Driveway Access Location Permitted Garage Entry Facade Location	Alley only; if no alley exists, one off non-primary street Rear or non-primary street facade		See 14-87 for hierarchy of allowed driveway access. See 14-92 for doors off street.
(b) Height				
10	Overall: Minimum Height (stories) Maximum Height (stories)	2 none; step-backs required above 3rd story	1 3	See step-back regulations in 14-33(4) .
	Maximum Height (feet)	none	54	
11	Ground-Story: Minimum Height (feet) Maximum Height (feet)	14 18	14 18	Stories are measured floor to floor.
12	Upper Stories: Minimum Height (feet) Maximum Height (feet)	9 12	9 12	
(c) Uses				
13	Primary Frontage Ground-Story Allowed Uses	All uses allowed in accordance with Article VII		See 14-163(15) for definition of occupied space.
14	Non-Primary Frontage, All Upper Stories, & Basement Allowed Uses			
15	Allowed Parking Location within Building	Permitted fully in any basement and behind required occupied space of all other stories		
16	Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	20 all full height floors; not required in any basement		
(d) Facade & Cap Requirements				
17	Minimum Transparency: Ground-Story Primary Frontage Facades (%)	70 measured between 2 and 8 feet above sidewalk		14-31(9)(f) requires primary frontage treatment to turn corners. Blank wall limitations apply to primary frontage facades per 14-161(14) .
18	Minimum Transparency: All Street Facades & Facades Visible from any Street (%)	15, measured per story of all stories		
19	Minimum Primary Frontage Principal Entrances	Principal entrances 1 per every 60 feet of facade, recessed between 3 and 8 feet, up to 8 feet wide		See 14-92(5) for Principal Entryway regulations.
20	Entrance/Ground-Story Elevation (feet)	Within 1.5 of adjacent sidewalk grade		
21	Ground-Story Vertical Facade Divisions on Primary Frontage Facades	One shadow line per every 30 feet of facade width		See 14-163(19) for definition of shadow line.
22	Horizontal Facade Divisions on Primary Frontage Facades	One shadow line within 3 feet of the top of the ground-story on any street facade		See 14-92 for building articulation, including building variety.
23	Permitted Building Cap Types	Parapet, flat; tower permitted	Parapet, pitched, flat; tower permitted	See 14-39 for building cap regulations.
24	Building Facade Material	See 14-91 for major and minor facade materials regulations		

DRAFT

ARTICLE III MIXED-USE DISTRICTS

14-33 Storefront Buildings

Figure 3-4. Storefront Building



ARTICLE III MIXED-USE DISTRICTS

14-33 Storefront Buildings

DRAFT

(4) Supplemental Storefront Building Regulations

The supplemental regulations of this subsection apply to storefront buildings.

(a) Courtyards

One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the minimum primary frontage coverage for the Storefront building. Does not apply to Riverfront building.

(b) Build-to Zone Expansion

The primary street build-to zone may expand to between 0 and 25 feet for a maximum of 15% of the frontage to allow for additional seating or sidewalk.

(c) Additional Step-Back Regulations

Where required, upper stories must be set back from lower stories a minimum 12 feet. Lower stories must be capped with a permitted building cap. The roofs of the lower stories may be used for terraces.

(d) Limited Side Yard Parking

Limited side yard parking is one double-loaded aisle of parking oriented perpendicular to the street, with a maximum width of 70 feet as measured along the street right-of-way.

ARTICLE III MIXED-USE DISTRICTS

14-34 Commercial Manor Buildings

DRAFT

14-34 Commercial Manor Buildings

Commercial manor buildings are allowed in those districts indicated in [Table 3-3](#).

(1) Intent

The commercial manor is a smaller scaled building type with characteristics similar to residential houses, such as a pitched roof, a front stoop or porch, and yard surrounding, to allow it to fit into an existing specific context. Uses in this building type are specifically set to function adjacent to residential.

(2) Illustrative Images

The images shown in [Figure 3-5](#) are intended to generally illustrate the character of commercial manor buildings. The buildings and sites in each image do not necessarily comply with all applicable commercial manor building regulations.

Figure 3-5. Illustrative Examples of Commercial Manor Building



ARTICLE III MIXED-USE DISTRICTS

14-34 Commercial Manor Buildings

DRAFT

(3) Building Regulations

Commercial manor buildings are subject to compliance with the regulations of general applicability specified in [14-31](#) and the building type-specific regulations of [Table 3-4](#) (further illustrated in [Figure 3-6](#)). See [Article XVI](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-4 — COMMERCIAL MANOR BUILDING REGULATIONS

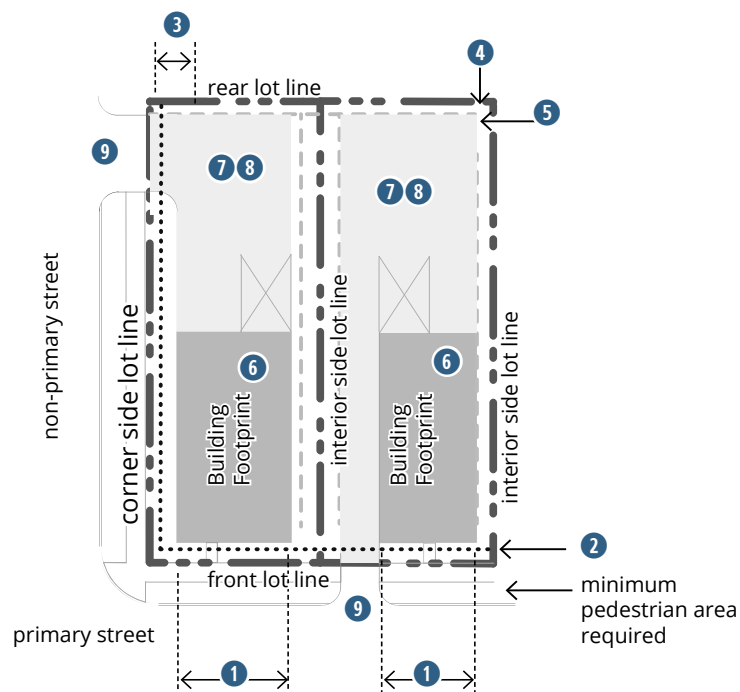
		DISTRICTS		REFERENCES
		MX2	GX2	
(a) Building Siting				
1	Maximum Building Width (feet)	90	90	See 14-34(4) for allowed connections between buildings.
2	Primary Frontage Build-to Zone (feet)	7.5 to 15	12 to 25	See 14-34(4) for allowed build-to zone expansions.
3	Non-Primary Frontage Build-to Zone (feet)	7.5 to 15	8 to 30	See 14-31(10) for explanation of primary and non-primary frontages.
4	Minimum Side Setback (feet)	5	5 (10 if abutting R district), and total of 20 both sides	
5	Minimum Rear Setback (feet)	5 ; 0 if abutting an alley	35 building; 0 for parking	
6	Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)	75 10	60 25	
7	Surface or Accessory Parking Yard Location	Rear, limited side		See 14-34(4) for explanation of limited side yard parking.
8	Refuse & Recycling, Utilities, & Loading Yard Location	Rear		See Article X for screening regulations.
9	Permitted Driveway Access Location Permitted Garage Entry Facade Location	Alley Rear or non-primary street facade		See 14-87 for hierarchy of allowed driveway access. See 14-92 for doors off street.
(b) Height				
10	Overall: Minimum Height (stories) Maximum Height (stories) Maximum Height (feet)	1 2.5 40 feet	1 2.5 40 feet	
11	All Stories: Minimum Height (feet) Maximum Height (feet)	9 12	9 12	Stories are measured floor to floor. .
(c) Uses				
12	Primary Frontage Ground-Story Allowed Uses	All uses allowed in accordance with Article VII , except residential		See Article VII for allowed uses.
13	Non-primary Frontage, All Upper Stories, & Basement Allowed Uses	All uses allowed in accordance with Article VII		
14	Allowed Parking Location within Building	Permitted fully in any basement and behind required occupied space of all other stories		
15	Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	30 all full height floors; not required in any basement		See 14-163 for definition of occupied space.
(d) Facade & Cap Requirements				
16	Minimum Transparency: All Street Facades & Facades Visible from any Street (%)	15, measured per story of all stories		Blank wall limitations apply to primary frontage facades per 14-161(14) .
17	Minimum Primary Frontage Principal Entrances	1 per every 60 feet of facade; off a stoop, minimum 4 ft. wide and 3 ft. deep or a porch, minimum 6 ft. wide by 4 ft. deep		See 14-92(5) for Principal Entryway regulations.
18	Entrance/Ground-Story Elevation (feet)	Principal entrance and the ground-story must be within 30" of adjacent street sidewalk average elevation OR between 30" and 5 with visible basement (transparency required)		See Article XIV for measuring.
19	Ground-Story Vertical Facade Divisions on Primary Frontage Facades	One shadow line per every 30 feet of facade width		See 14-163(19) for definition of shadow line. See 14-92 for building articulation, including building variety.
20	Permitted Cap Types	Pitched; tower permitted		See 14-39 for building cap regulations.
21	Building Facade Material	See 14-91 for major and minor facade materials regulations		

DRAFT

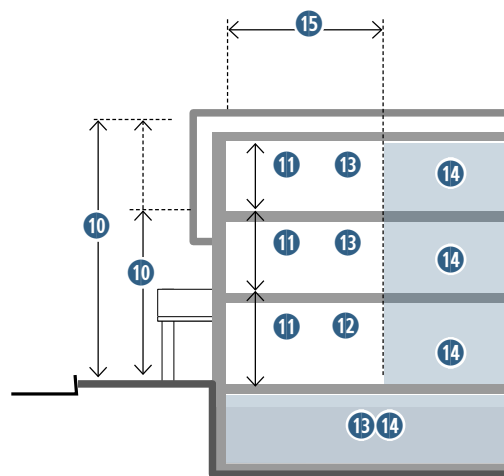
ARTICLE III MIXED-USE DISTRICTS

14-34 Commercial Manor Buildings

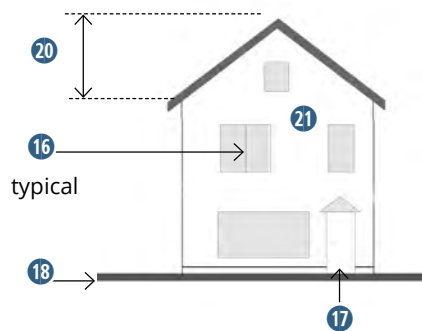
Figure 3-6. Commercial Manor Building



Building Siting



Height and Uses



Facade Design

ARTICLE III MIXED-USE DISTRICTS

14-34 Commercial Manor Buildings

DRAFT

(4) Supplemental Commercial Manor Building Regulations

The supplemental regulations of this subsection apply to commercial manor buildings.

(a) Allowed Connections between Buildings

Multiple commercial manor buildings may be connected by a single story enclosed building segment, a maximum of 15 feet in depth, setback from the front facade at least 12 feet. See [Figure 3-7](#). Connections must meet all setback regulations and must not cross parcel lines.

(b) Shared Driveways/Alley

For lots without access to a non-primary street, one driveway per lot is permitted from the primary street.

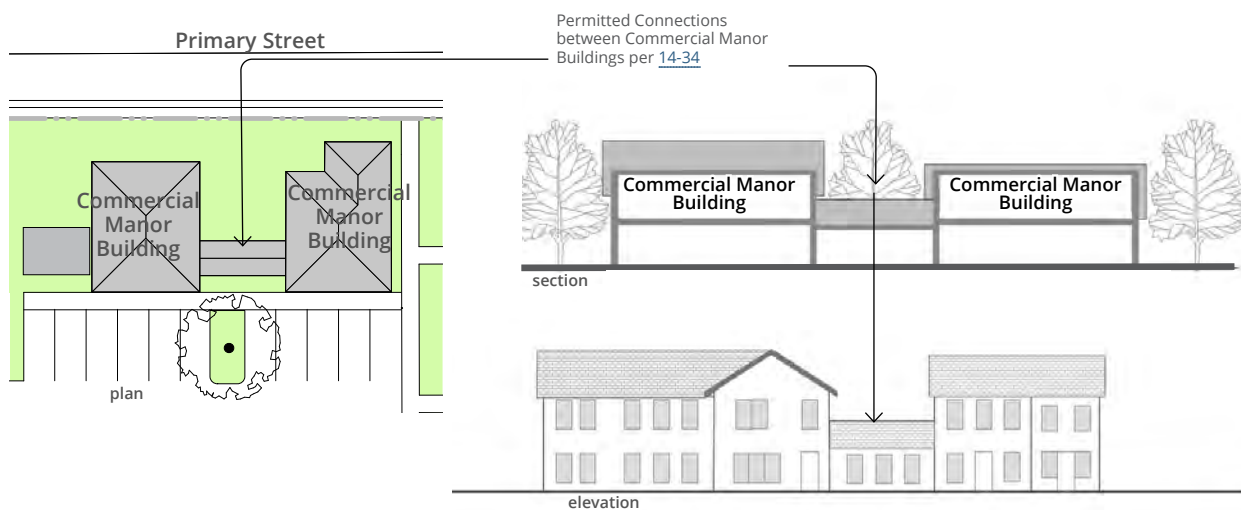


Figure 3-7. Commercial Manor Building: Connections

DRAFT**ARTICLE III MIXED-USE DISTRICTS**
14-35 Commercial Centers**14-35 Commercial Centers**

Commercial centers are allowed in those districts indicated in [Table 3-3](#).

(1) Intent

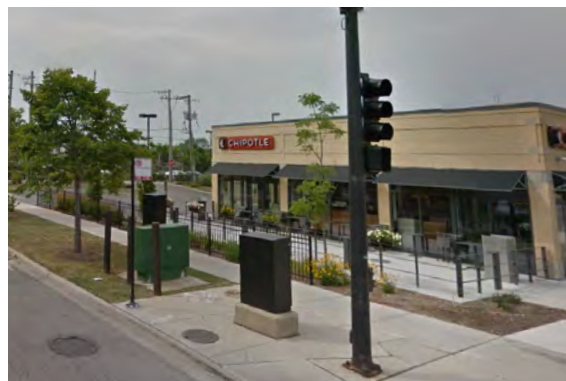
The Commercial Center building type is intended to accommodate multiple buildings on one site and more automobile parking, while maintaining pedestrian accessibility. Similar to the Storefront building, a high level of storefront glass and regularly spaced entrances along the front and main parking lot facades increases walkability within the center, while buildings fronting the

street provides interest and scale for pedestrians on the perimeter.

(2) Illustrative Images

The images shown in [Figure 3-8](#) are intended to generally illustrate the character of commercial center buildings. The buildings and sites in each image do not necessarily comply with all applicable commercial center building regulations.

Figure 3-8. Illustrative Examples of Commercial Center Building. Each building image may not exhibit all of the requirements of the building type.



ARTICLE III MIXED-USE DISTRICTS

14-35 Commercial Centers

DRAFT

(3) Building Regulations

Commercial centers are subject to compliance with the regulations of general applicability specified in [14-31](#) and the building type-specific regulations of [Table 3-5](#) (further illustrated in [Figure 3-9](#)). See [Article XVI](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-5 — COMMERCIAL CENTER BUILDING REGULATIONS

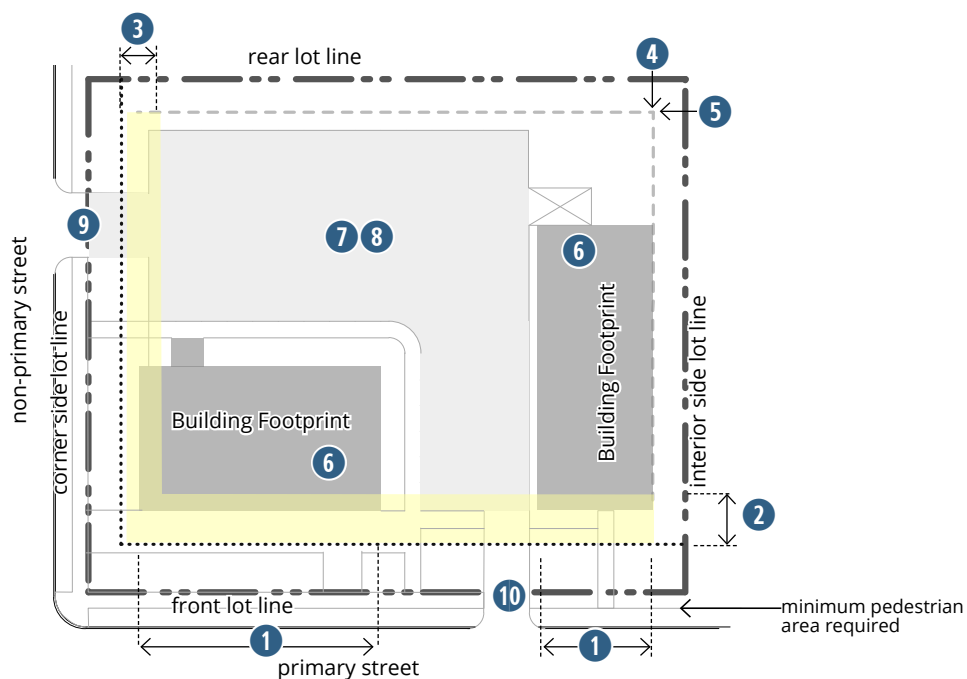
			MX3	REFERENCES
(a) Building Siting				
1	Minimum Primary Frontage Coverage (%)	60		See 14-35(4) for allowed courtyards. See 14-35(4) for double frontage lots.
2	Primary Frontage Build-to Zone (feet)	0 to 15		See 14-31(10) for explanation of primary and non-primary frontages.
3	Non-Primary Frontage Build-to Zone (feet)	0 to 10		
4	Minimum Side Setback (feet)	0; 10, if abutting residential district		
5	Minimum Rear Setback (feet)	15 ; 0 if abutting an alley		
6	Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)	75 15		
7	Surface or Accessory Parking Yard Location	Center, rear, interior side		See 14-35(4) for pedestrian pathways. See 14-35(4) for explanation of limited side yard parking.
8	Refuse & Recycling, Utilities, & Loading Yard Location	Rear		See Article X for screening regulations.
9	Permitted Driveway Access Location Permitted Garage Entry Facade Location	1 per 300 feet of street frontage Rear, interior side, or non-primary street facade		See 14-87 for hierarchy of allowed driveway access. See 14-92 for doors off street.
(b) Height				
10	Overall: Minimum Height (stories) Maximum Height (stories) Maximum Height (stories)	1 5; 3, if located less than 100 feet from any R district lot line 66; 54, if located less than 100 feet from any R district lot line		See 14-35(4) for step-back regulations
11	Ground-Story: Minimum Height (feet) Maximum Height (feet)	14 18		Stories are measured floor to floor. See 14-32(8)(4) for taller floor to floor heights for warehouse retail.
12	Upper Stories: Minimum Height (feet) Maximum Height (feet)	9 12		
(c) Uses				
13	Primary Frontage Ground-Story Allowed Uses			
14	Non-primary Frontage, All Upper Stories, & Basement Allowed Uses	All uses allowed in accordance with Article VII		
15	Allowed Parking Location within Building	Permitted fully in any basement and behind required occupied space of all other stories		
16	Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	20 all full height floors; not required in any basement		See 14-163(15) for definition of occupied space.
(d) Facade & Cap Requirements				
17	Minimum Transparency: Ground-Story Primary Frontage & Main Parking Facades (%)	60, measured between 2 and 8 feet above sidewalk		14-31(9)(f) requires primary frontage treatment to turn corners. Blank wall limitations apply to primary frontage facades per 14-161(14) .
18	Minimum Transparency: All Street Facades & Facades Visible from any Street (%)	15, measured per story of all stories (including half stories)		
19	Minimum Primary Frontage & Main Parking Principal Entrances	1 per every 60 feet of facade, recessed between 3 and 8 feet, up to 8 feet wide outside BTZ		See 14-92(5) for Principal Entryway regulations.
20	Entrance/Ground-Story Elevation (feet)	Within 1.5 of adjacent sidewalk grade		See Article XIV for measuring.
21	Ground-Story Vertical Facade Divisions on Primary Frontage & Main Parking Facades	One shadow line per every 30 feet of facade width		See 14-163(19) for definition of shadow line.
22	Horizontal Facade Divisions on Primary Frontage & Main Parking Facades	One shadow line within 3 feet of the top of the ground-story on multi-story buildings		See 14-92 for building articulation, including building variety.
23	Permitted Cap Types	Parapet, pitched, flat; tower permitted		See 14-39 for building cap regulations.
24	Building Facade Material	See 14-91 for major and minor facade materials regulations		

DRAFT

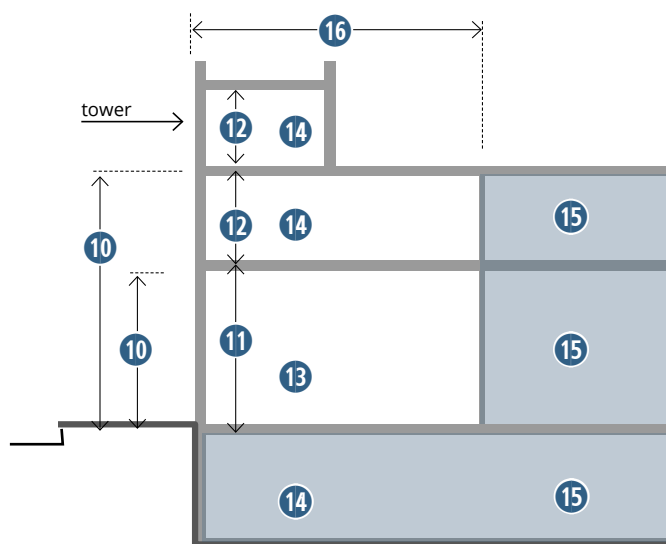
ARTICLE III MIXED-USE DISTRICTS

14-35 Commercial Centers

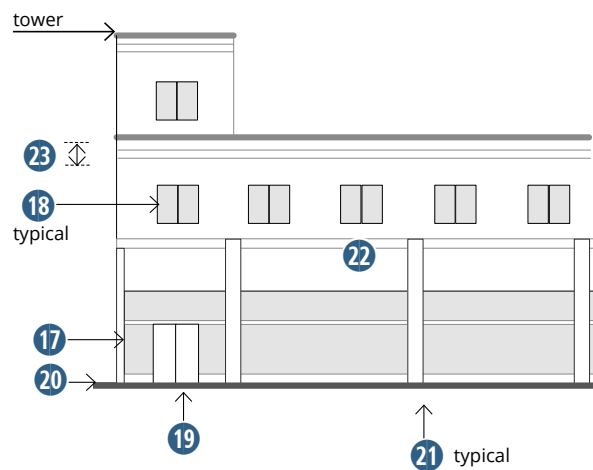
Figure 3-9. Commercial Center



Building Siting



Height and Uses



Facade Design

ARTICLE III MIXED-USE DISTRICTS

14-35 Commercial Centers

DRAFT

(4) Supplemental Commercial Center Regulations

The supplemental regulations of this subsection apply to commercial centers.

(a) Double Frontage Lots

Double Frontage Lots (see definition in [14-163](#)) that are deeper than 120 feet and share a primary frontage with an R district must provide the following:

1. The Row or General building types must front the adjacent R district primary street.
2. The Commercial Center lot must incorporate an interior alley, lane, or drive to provide access to both the Commercial Center building parking and the garage/parking for the Row building.
3. The rear of all buildings must be fully screened by building from both primary streets.

(b) Courtyards

One courtyard, maximum of 30 of facade width or 50 feet wide, whichever is less, may count towards the minimum primary frontage coverage.

(c) Minimum Pedestrian Area

Along all streets where the area from the back of curb to the lot line is less than 12 feet, the build-to zone must begin at 12 feet from the back of curb and extend into the site the depth defined.

(d) Pedestrian Pathway

Direct, continuous separate pedestrian pathways are required connecting the sidewalk along the primary frontage to each shop door on the main parking lot frontage, and dividing parking lots into segments no longer than 300 feet in length.

(e) Limited Side Yard Parking

Limited side yard parking means one double- or single-loaded aisle, with the centerline of the aisle perpendicular to the street, is permitted in the interior side yard. Maximum width of double-loaded is 60 feet and 40 feet for single-loaded, measured along the right-of-way. Parking screening is required in accordance with [14-103](#).

(f) Warehouse-Retail Space

Taller floor to floor heights may be permitted for warehouse-retail space with approval of

a design exception per [14-125](#) and where all other primary frontage and main parking lot frontage ground-story requirements are met:

1. The maximum height of the primary or main parking frontage is increased to up to 28 feet for a maximum 24-foot wide segment.
2. When the primary and main parking frontage ground-story maximum height is met per the 30-foot depth required in [14-161\(13\)](#) and the maximum height of any non-primary street is met per the "all stories" height, or, the remainder of the ground-story shall have a maximum height of 28 feet.
3. The taller space shall not front any other street.
4. The taller space shall not be more than 30 feet from any other side, or rear lot line.

DRAFT**ARTICLE III MIXED-USE DISTRICTS**
14-36 General Buildings**14-36 General Buildings**

General buildings are allowed in those districts indicated in [Table 3-3](#).

(1) Intent

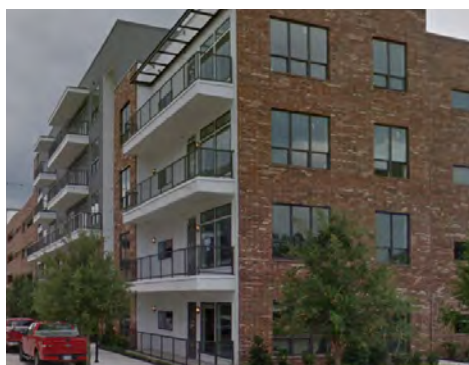
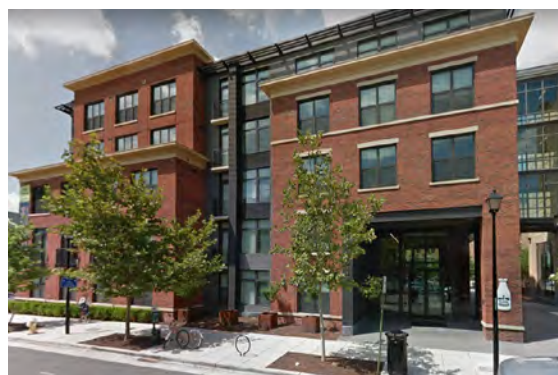
The General building type is a basic building that can accommodate a wide range of uses, from residential for apartment and/or condominium buildings to office buildings. The General building type does not call for ground-floor storefront glass, but requires the same minimum level of transparency on the ground and upper stories. Additionally, unlike the Storefront building type,

the ground-story may be elevated above the sidewalk level.

(2) Illustrative Images

The images shown in [Figure 3-10](#) are intended to generally illustrate the character of general buildings. The buildings and sites in each image do not necessarily comply with all applicable general building regulations.

Figure 3-10. Illustrative Examples of General Building



ARTICLE III MIXED-USE DISTRICTS

14-36 General Buildings

DRAFT

(3) Building Regulations

General buildings are subject to compliance with the regulations of general applicability specified in [14-31](#) and the building type-specific regulations of [Table 3-6](#) (further illustrated in [Figure 3-11](#)). See [Article XVI](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-6 — GENERAL BUILDING REGULATIONS

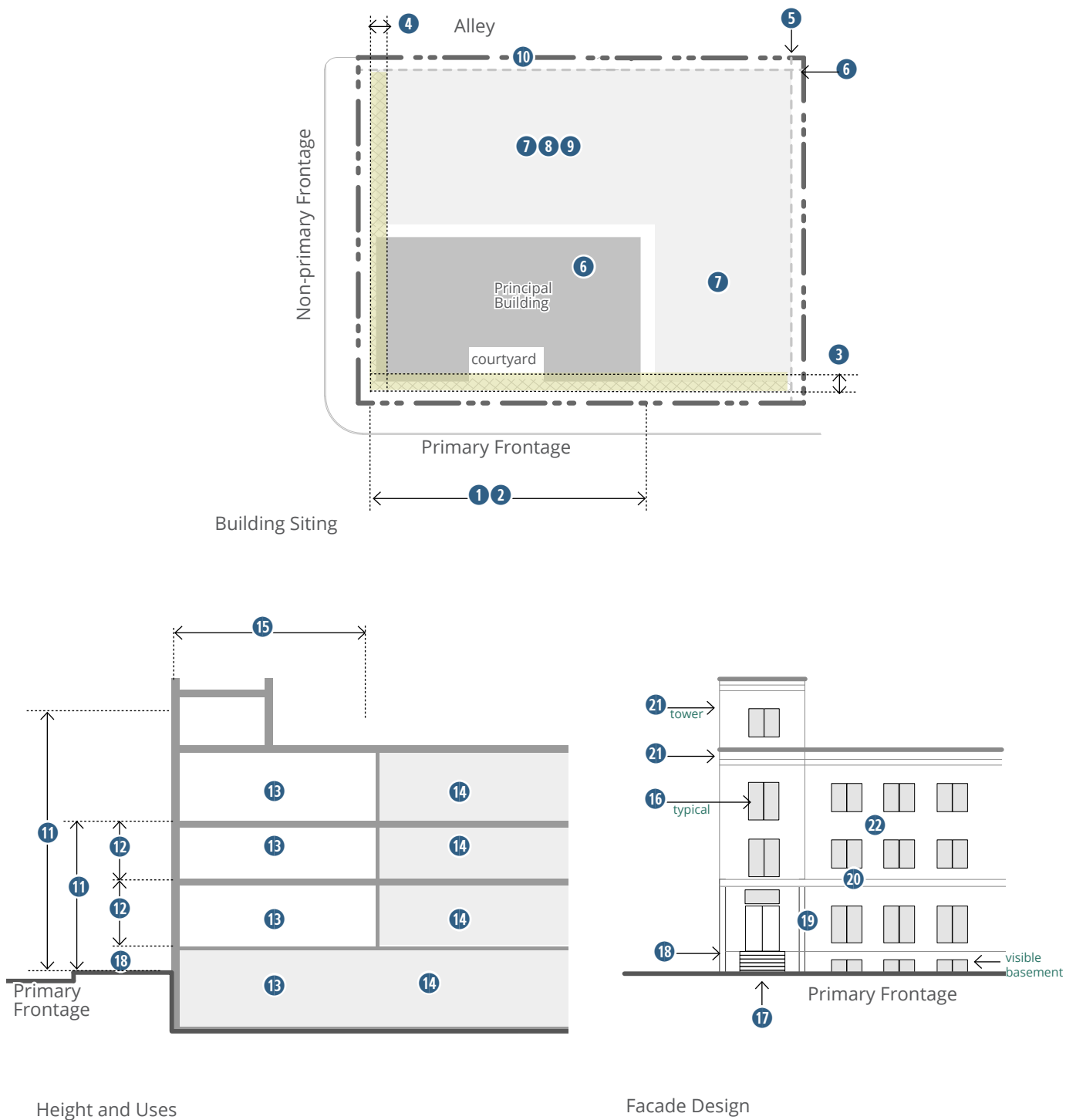
		GX1	GX2	REFERENCES
(a) Building Siting				
1	Minimum Primary Frontage Coverage (%)	80	75	See 14-36(4) for allowed court-yards.
2	Maximum Building Width (feet)	none	120	
3	Primary Frontage Build-to Zone (feet)	5 to 15	10 to 20	See 14-36(4) for deeper setback adjacent to R district.
4	Non-Primary Frontage Build-to Zone (feet)	5 to 15	5 to 35	See 14-31(10) for explanation of primary and non-primary frontages.
5	Minimum Side Setback (feet)	5; 10, if abutting other building type		
6	Minimum Rear Setback (feet)	15	25	
7	Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)	75 15	65 25	
8	Surface or Accessory Parking Yard Location	Rear	Rear, limited side	See 14-36(4) for explanation of limited side yard parking.
9	Refuse & Recycling, Utilities, & Loading Yard Location	Rear		See Article X for screening regulations.
10	Permitted Driveway Access Location	Alley only; if no alley exists, one off non-primary street		See 14-87 for hierarchy of allowed driveway access.
	Permitted Garage Entry Facade Location	Rear or non-primary street facade		See 14-92 for doors off street.
(b) Height				
11	Overall: Minimum Height (stories) Maximum Height (stories)	2 5, specific east side heights apply; step-backs required above 3rd story	1.5 3	See 14-36(4) for step-back regulations and specific east side height range regulations in 14-31(8) . See 14-161(13) for measuring height. Height is measured from street, not river-trail frontage.
	Maximum Height (feet)	66	54	
12	All Stories: Minimum Height (feet) Maximum Height (feet)	9 12	9 12	Stories are measured floor to floor.
(c) Uses				
13	All Frontages & Stories	All uses allowed in accordance with Article VII		See Article VII for allowed uses.
14	Allowed Parking Location within Building	Permitted fully in any basement and behind required occupied space of all other stories		
15	Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	20 all full height floors; not required in any basement		See 14-163(15) for definition of occupied space.
(d) Facade & Cap Requirements				
16	Minimum Transparency: All Street & River -Trail Frontage Facades (%)	15, measured per story of all stories		Blank wall limitations apply to primary frontage facades per 14-161(14) .
17	Minimum Primary & River Frontage Principal Entrances	One per every 90 of building facade, off a stoop, minimum 6 wide and 3 deep		See 14-92(5) for Principal Entry-way regulations.
18	Entrance/Ground-Story Elevation (feet)	Within 30" of adjacent street sidewalk average elevation OR between 30" and 5 with visible basement (transparency required)		See Article XIV for measuring.
19	Ground-Story Vertical Facade Divisions on Primary Frontage Facades	One shadow line per every 100 feet of facade width		See 14-163(19) for definition of shadow line.
20	Horizontal Facade Divisions on Primary Frontage Facades	One shadow line within 3 feet of the top of the ground-story on any street facade		See 14-92 for building articulation, including building variety.
21	Permitted Cap Types	Parapet, flat, pitched; tower permitted		See 14-39 for building cap regulations.
22	Building Facade Material	See 14-91 for major and minor facade materials regulations		

DRAFT

ARTICLE III MIXED-USE DISTRICTS

14-36 General Buildings

Figure 3-11. General Building



ARTICLE III MIXED-USE DISTRICTS

14-36 General Buildings

DRAFT

(4) Supplemental General Building Regulations

The supplemental regulations of this subsection apply to general buildings.

(a) Courtyards

One courtyard, maximum of 30 of facade width or 30 feet wide, whichever is less, may count towards the minimum primary frontage coverage for the General building.

(b) Build-to Zone Exceptions

For the General building, the primary street or the non-primary street build-to zone may expand to between 5 and 25 feet for a maximum of 15% of the frontage to allow for additional seating, plaza, or landscape area.

(c) Step-Back Regulations

1. Where required, upper stories must be set back from lower stories a minimum 12 feet.
2. Step-backs are required along street frontages and at side yards abutting an R district.
3. Lower stories must be capped with a permitted building cap. The roofs of the lower stories may be used for terraces.

(d) Build-to Zones Adjacent to R Districts

Where adjacent an R district, the build-to zone may be expanded up to the setbacks of adjacent buildings.

(e) Limited Side Yard Parking

Limited side yard parking means one double- or single-loaded aisle, with the centerline of the aisle perpendicular to the street, is permitted in the interior side yard. Maximum width of double-loaded is 60 feet and 40 feet for single-loaded, measured along the right-of-way. Parking may be angled or head-in. Parking screening is required in accordance with [14-103](#).

DRAFT**ARTICLE III MIXED-USE DISTRICTS**
14-37 Row Buildings**14-37 Row Buildings**

Row buildings are allowed in those districts indicated in [Table 3-3](#).

(1) Intent

The row building type is similar to the General building, but is smaller in scale and divided into a series of vertical units each with separate entrances.

(2) Illustrative Images

The images shown in [Figure 3-12](#) are intended to generally illustrate the character of row

buildings. The buildings and sites in each image do not necessarily comply with all applicable row building regulations.

Figure 3-12. Illustrative Examples of Row Building. Each building image may not exhibit all of the requirements of the building type.



ARTICLE III MIXED-USE DISTRICTS

14-37 Row Buildings

DRAFT

(3) Building Regulations

Row buildings are subject to compliance with the regulations of general applicability specified in [14-31](#) and the building type-specific regulations of [Table 3-7](#) (further illustrated in [Figure 3-9](#)). See [Article XVI](#) for rules governing how compliance with applicable regulations is measured. Supplemental Row Building Regulations.

TABLE 3-7 — ROW BUILDING REGULATIONS

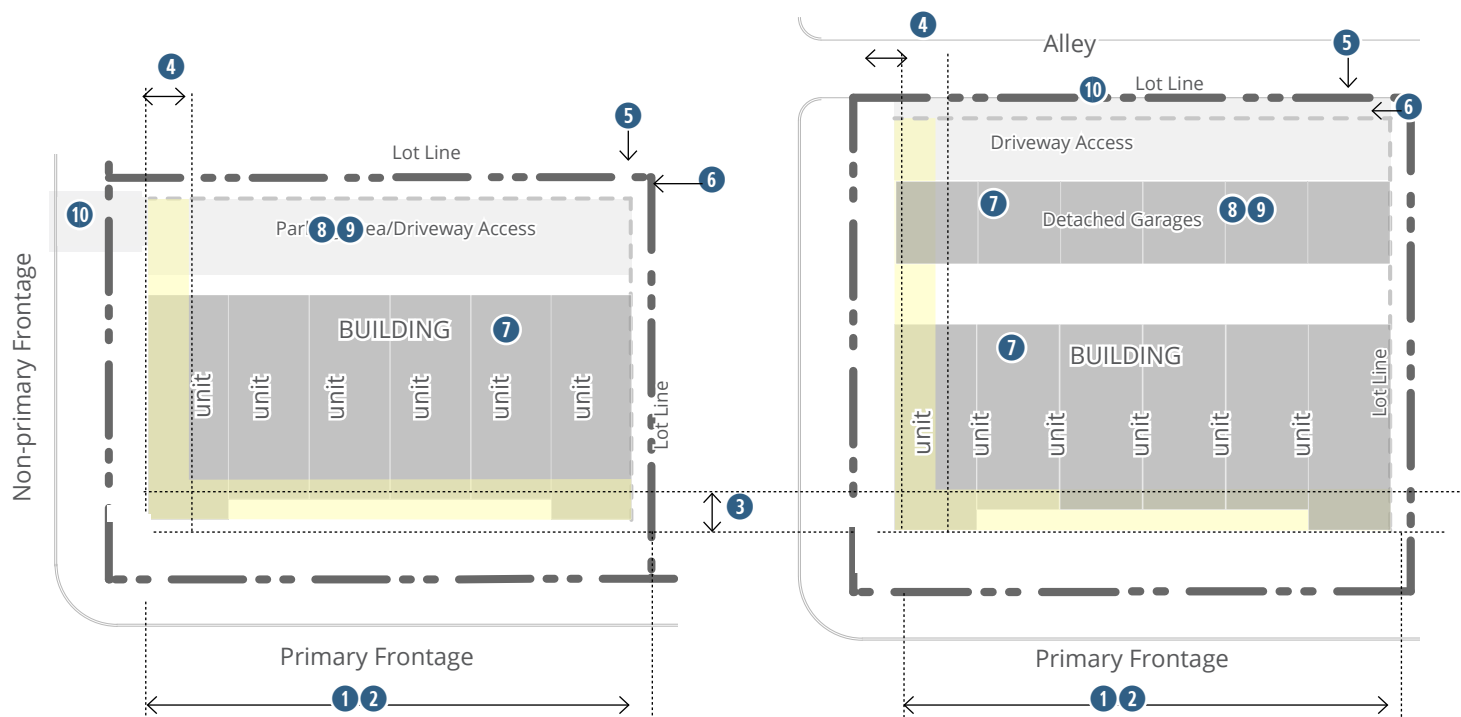
		GX1	GX2	REFERENCES
(a) Building Siting				
For the purposes of the Row building types, a building consists of multiple units.				
1	Minimum Primary Frontage Coverage (%)	80	75	See 14-37(4) for allowed courtyards.
2	Maximum Building Width (feet)	8 units or 200 feet, whichever is less		Building width is measured along street faces.
3	Primary Frontage Build-to Zone (feet)	0 to 20	10 to 20	See 14-37(4) for build-to zones at courtyards.
4	Non-Primary Frontage Build-to Zone (feet)	5 to 15	5 to 35	See 14-31(10) for explanation of primary and non-primary frontages.
5	Minimum Side Setback (feet) Minimum Space between Buildings (feet)	5; 10, if abutting other building type 15		
6	Minimum Rear Setback (feet)	15; 0 adjacent to alley	25; 5 adjacent to alley	
7	Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)	75 15	65 15	
8	Surface or Accessory Parking Yard Location	Rear	Rear	
9	Refuse & Recycling, Utilities, & Loading Yard Location	Rear		See Article X for screening regulations.
10	Permitted Driveway Access Location Permitted Garage Entry Facade Location	Alley only; if no alley exists, one off non-primary street Rear		See 14-87 for hierarchy of allowed driveway access. See 14-92 for doors off street.
(b) Height				
11	Overall: Minimum Height (stories) Maximum Height (stories) Maximum Height (feet)	2 3.5 48	1 2.5 36	See 14-161(13) for measuring height. Height is measured from street, not river-trail frontage.
12	All Stories: Minimum Height (feet) Maximum Height (feet)	9 12	9 12	Stories are measured floor to floor. .
(c) Uses				
13	All Frontages & Stories	All uses allowed in accordance with Article VII		See Article VII for allowed uses.
14	Allowed Parking Location within Building	Permitted fully in any basement and behind required occupied space of all other stories		
15	Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	20 for all full height floors; not required in any basement		See 14-163(15) for definition of occupied space.
(d) Facade & Cap Requirements				
16	Minimum Transparency: All Street & River/ Trail Frontage Facades (%)	15, measured per story of all stories		Blank wall limitations apply to primary frontage facades per 14-161(14) .
17	Minimum Primary & River Frontage Principal Entrances	Each unit requires one principal entrance on a street, courtyard, or open space facade. Minimum of one principal entrance required per 30 feet of primary street facade.		See 14-37(4) for allowance for entrances off courtyards. See 14-92(5) for Principal Entryway regulations.
18	Entrance/Ground-Story Elevation (feet)	Within 30" of adjacent street sidewalk average elevation OR between 30" and 5 with visible basement (transparency required)		See Article XIV for measuring.
19	Ground-Story Vertical Facade Divisions on Primary Frontage Facades	One shadow line per every 60 feet of street facade width or every 2 units, whichever is less		See 14-163(19) for definition of shadow line.
20	Horizontal Facade Divisions on Primary Frontage Facades	One shadow line within 3 feet of any visible basement on any street facade		See 14-92 for building articulation, including building variety.
21	Permitted Cap Types	Parapet, flat, pitched; one tower permitted per building		See 14-39 for building cap regulations.

ARTICLE III MIXED-USE DISTRICTS

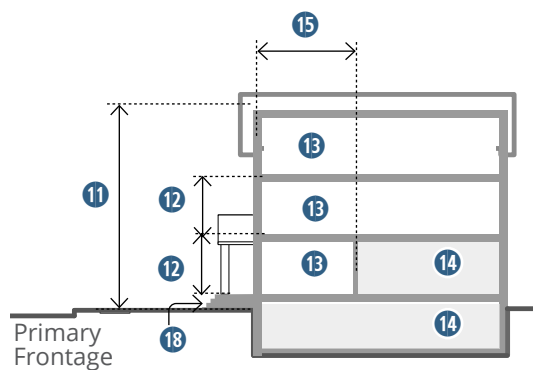
14-37 Row Buildings

DRAFT

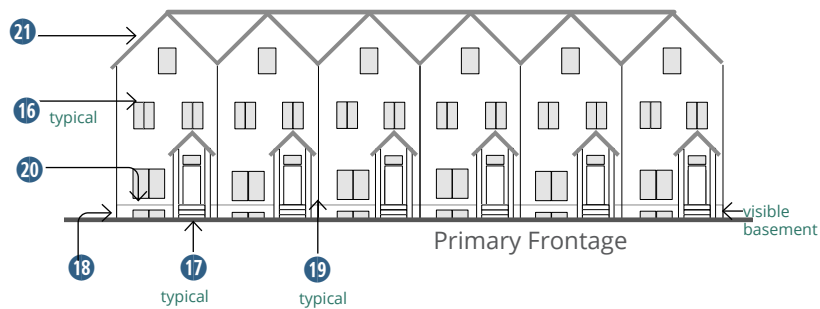
Figure 3-13. Row Building



Building Siting



Height and Uses



Facade Design

ARTICLE III MIXED-USE DISTRICTS

14-37 Row Buildings

DRAFT

(4) Supplemental Row Building Regulations

The supplemental regulations of this subsection apply to row buildings.

(a) Courtyards

One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is greater, may count towards the minimum primary frontage coverage for the Row building.

(b) Build-to Zone at Courtyards

For units fronting courtyards or open space, the build-to zone is measured from the edge of the courtyard or lot line of the open space. See [Figure 3-14](#).

(c) Front Facades and Entrances

Each unit must have a facade located within the primary build-to zone, except 1 of every 3 units may front a courtyard, open space, or

non-primary street with its principal entrance. See [Figure 3-14](#).

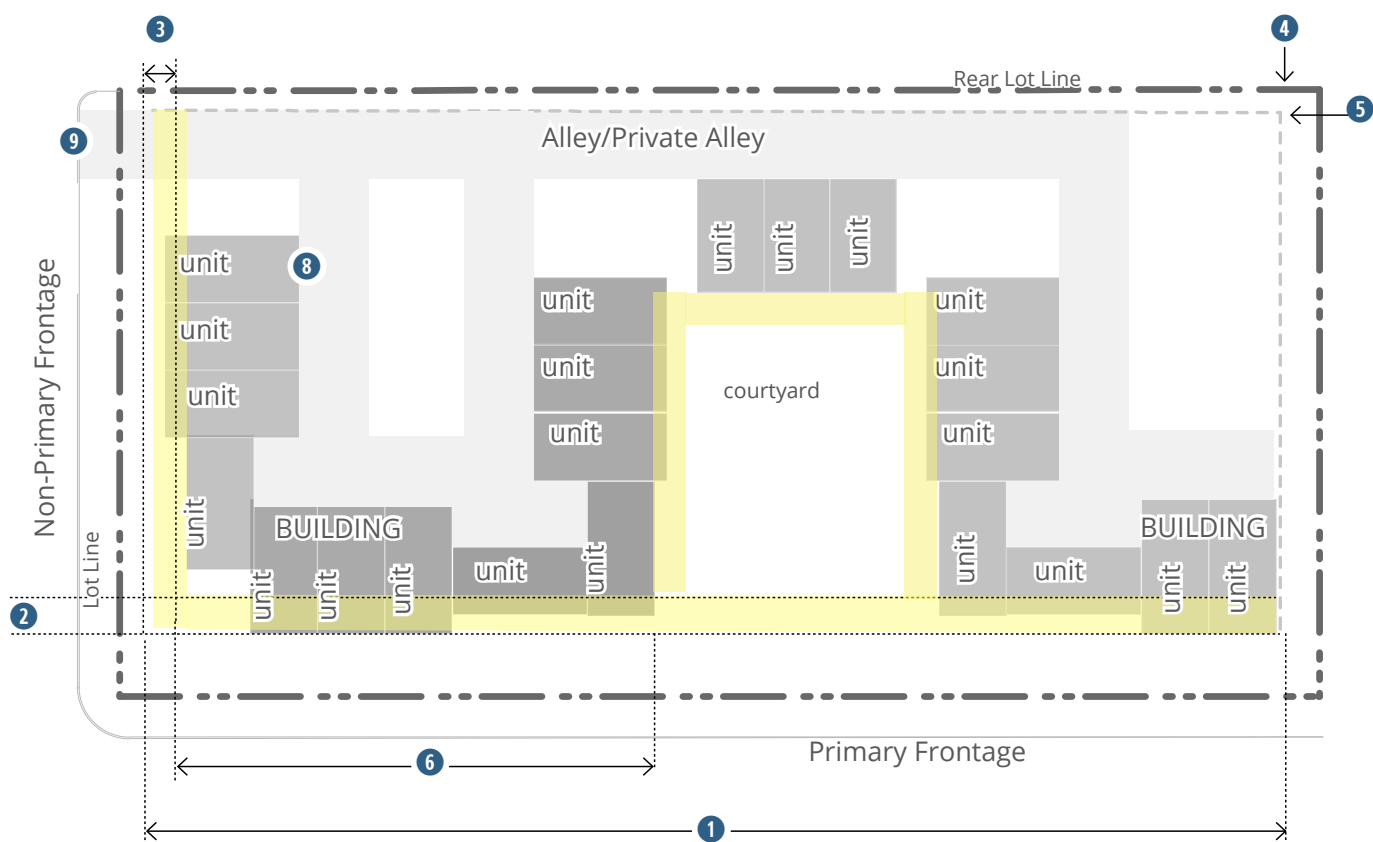


Figure 3-14. Row Building: Courtyard Layout Example

ARTICLE III MIXED-USE DISTRICTS

14-38 Civic Buildings

DRAFT

14-38 Civic Buildings

Civic buildings are allowed in those districts indicated in [Table 3-3](#).

(1) Intent

The civic building type regulations are the most flexible building type regulations and are intended to allow for singular, more iconic designs. The civic building type is allowed only for buildings occupied by civic and institutional uses. Civic buildings may include private buildings such as museums and cultural centers.

(2) Illustrative Images

The images shown in [Figure 3-15](#) are intended to generally illustrate the character of civic buildings. The buildings and sites in each image do not necessarily comply with all applicable civic building regulations.

Figure 3-15. Illustrative Examples of Civic Building. Each building image may not exhibit all of the requirements of the building type.



ARTICLE III MIXED-USE DISTRICTS

14-38 Civic Buildings

DRAFT

(3) Building Regulations

Civic buildings are subject to compliance with the regulations of general applicability specified in [14-31](#) and the building type-specific regulations of [Table 3-8](#) (further illustrated in [Figure 3-16](#)). See [Article XVI](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-8 — CIVIC BUILDING REGULATIONS

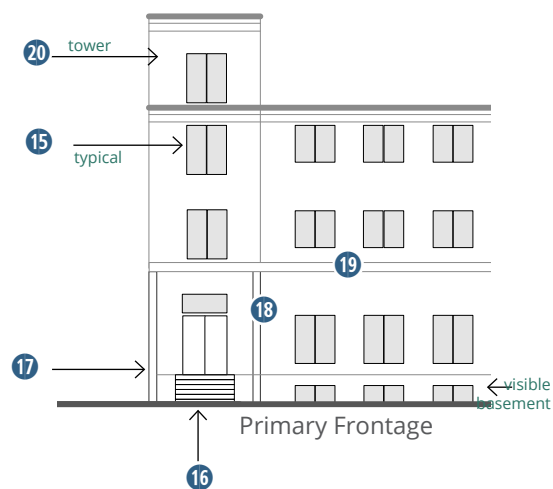
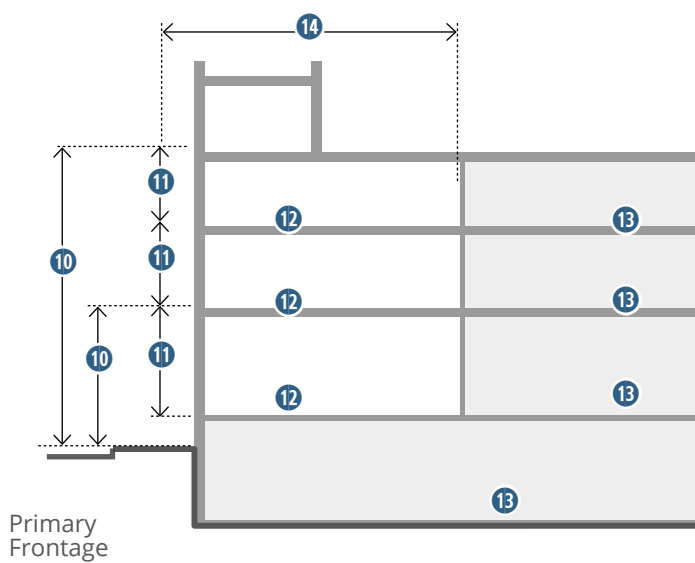
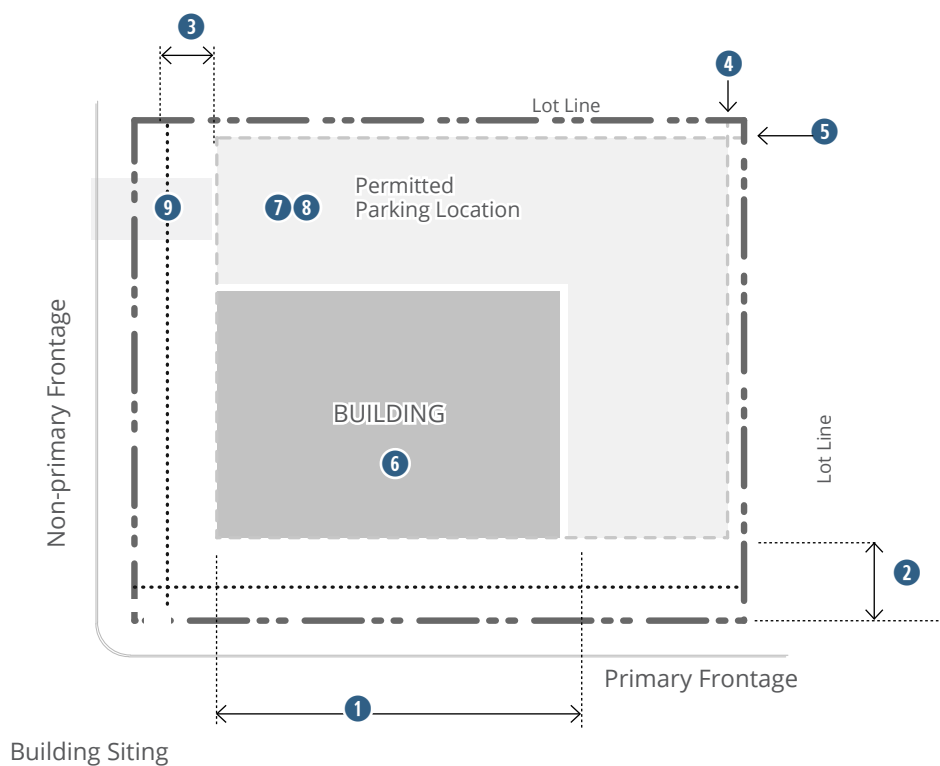
	ALL LOCATIONS	REFERENCES
(a) Building Siting		
1 Minimum Primary Frontage Coverage (%)	none required	
2 Primary Frontage <u>Setback</u> (feet)	15	See 14-31(10) for explanation of primary and non-primary frontages.
3 Non-Primary Frontage <u>Setback</u> (feet)	10	
4 Minimum Side Setback (feet)	15	
5 Minimum Rear Setback (feet)	15	
6 Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)	50 30	
7 Surface or Accessory Parking Yard Location	Rear, limited side yard	
8 Refuse & Recycling, Utilities, & Loading Yard Location	Rear	See Article X for screening regulations.
9 Permitted Driveway Access Location Permitted Garage Entry Facade Location	Side or rear yard Rear or side facade	See 14-87 for hierarchy of allowed driveway access. See 14-92 for doors off street.
(b) Height		
10 Overall: Minimum Height (stories) Maximum Height (stories) Maximum Height (feet)	1 3 54	
11 All Stories: Minimum Height (feet) Maximum Height (feet)	9, 15 for single story building 18, 24 for single story building	Stories are measured floor to floor.
(c) Uses		
12 All Frontages & Stories	Limited to those public and civic uses allowed in accordance with Article VII	See Article VII for allowed uses.
13 Allowed Parking Location within Building	Permitted fully in any basement and behind required occupied space of all other stories	
14 Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	20 all full height floors; not required in any basement	See 14-163 for definition of occupied space.
(d) Facade & Cap Requirements		
15 Minimum Transparency: All Street Facades & Facades Visible from any Street (%)	15, measured per story of all stories (including half stories)	Blank wall limitations apply to primary frontage facades per 14-161 .
16 Minimum Primary Frontage Principal Entrances	Principal entrance required on primary frontage facade	See 14-92(5) for Principal Entryway regulations.
17 Entrance/Ground-Story Elevation (feet)	Principal entrance and 80 of the ground-story must be within 30" of adjacent street sidewalk average elevation OR between 30" and 5 with visible basement (transparency required)	
18 Ground-Story Vertical Facade Divisions on Primary Frontage & Main Parking Facades	No requirement; one deep shadow line recommended per every 60 of facade width, whichever is less	See 14-163(19) for definition of shadow line.
19 Horizontal Facade Divisions on Primary Frontage & Main Parking Facades	No requirement; one deep shadow line recommended within 3 ft. of any visible basement	See 14-92 for building articulation, including building variety.
20 Permitted Cap Types	Parapet, pitched, flat, other with design exception per XXX ; tower permitted	See 14-39 for building cap regulations.

DRAFT

ARTICLE III MIXED-USE DISTRICTS

14-38 Civic Buildings

Figure 3-16. Civic Building



Height and Uses

Facade Design

ARTICLE III MIXED-USE DISTRICTS

14-39 Building Cap Types

DRAFT

14-39 Building Cap Types

(1) General Regulations

- (a) The major components of any roof must comply with the regulations established for one of the types of building caps permitted for the subject building type.
- (b) Roofs for bay or bow windows and dormers are not required to comply with building cap regulations.
- (c) Terraces, green roofs, rooftop gardens, and other outdoor facilities are permitted on any roof, except any permanently covered area is considered a story. Where the cover is visible from any public way or open space, it must comply with the regulations applicable to the subject type. The tower may be applied to these outdoor areas.

(2) Parapet Cap

A parapet is a low wall projecting above a building's roof along the perimeter of the building on all street facades and facades visible from the street or any open or civic space (see [Figure 3-17](#)).

- (a) **Parapet Height**
Height is measured from the top of the upper story to the top of the parapet. Minimum height is 2 feet with a maximum height of 6 feet. Horizontal shadow lines. A shadow line must define the parapet from the upper stories of the building and must also define the top of the cap. See [14-163](#) for definition of shadow line.
- (b) **Occupied Building Space**
Occupied building space is not allowed behind a parapet cap.
- (c) **Rooftop Appurtenances**
With the exception of solar panels, any rooftop appurtenances must be located towards the rear or interior of the parapet roof. The parapet must screen the mechanicals from the elevation of the sidewalk across the street

(3) Flat Cap

A flat cap is a visibly flat roof with overhanging eaves (see [Figure 3-18](#)).

- (a) **Configuration**
The roof may not include a visible slope from the street and eaves are required

on all primary and non-primary frontage facades and facades visible from the street, any open space, or any civic space.

- (b) **Eave Depth**
Eave depth is measured from the building facade to the outside edge of the eave. Eaves must have a depth of at least 14 inches.
- (c) **Eave Thickness**
Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves must be a minimum of 6 inches thick.
- (d) **Interrupting Vertical Walls**
Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 1. No more than one-third of the front facade may consist of an interrupting vertical wall.
 2. Vertical walls must extend no more than 8 feet above the top of the eave.
- (e) **Occupied Building Space**
Occupied building space may not be located behind a flat cap.
- (f) **Rooftop Appurtenances**
With the exception of solar panels, any rooftop appurtenances must be located behind the interrupting vertical wall with no visibility on any street elevation drawing.

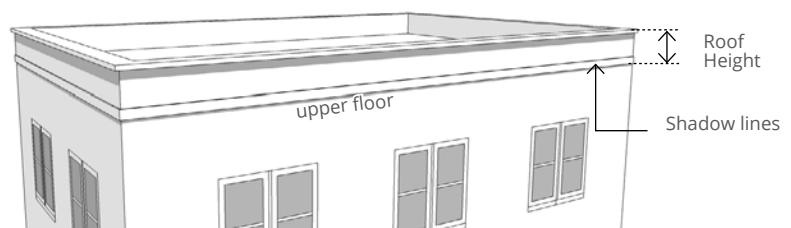


Figure 3-17. Example of a Parapet Cap Type

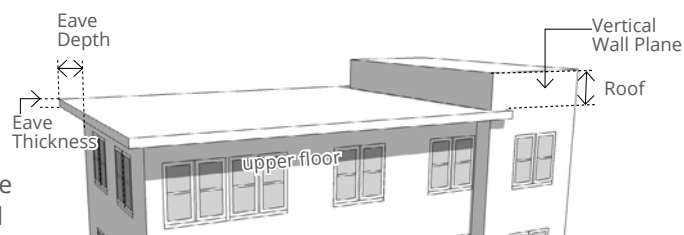


Figure 3-18. Example of a Flat Cap Type

ARTICLE III MIXED-USE DISTRICTS

14-39 Building Cap Types

DRAFT

(4) Pitched Cap

A pitched cap is a sloped or pitched roof, where the slope occurs on all street facades, any open space facade, and civic space facade. Slope is measured with the vertical rise divided by the horizontal span or run (see [Figure 3-19](#)).

(a) Pitch Measure

The roof may not be sloped less than a 4:12 (rise:run) or more than 14:12. Slopes less than 4:12 are permitted to occur on second story or higher roofs.

(b) Configurations.

1. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
2. Butterfly (inverted gable roof) and shed roofs are permitted with an approved design exception.
3. Gambrel and mansard roofs are not permitted.

(c) Parallel Ridge Line

A gabled end or perpendicular ridge line must occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. (See [Figure 3-19](#)).

(d) Roof Height

1. Roofs without occupied building space and/or dormers must have a maximum height on primary and non-primary

frontage facades equal to no more than 1.5 times the subject building's upper-story floor to floor height.

2. Where a maximum building height in feet is required per the building type regulations, the height is measured to the peak of any pitched roof.

(e) Occupied Building Space

Occupied building space may be incorporated behind a pitched cap. If used, the occupied space counts as a half story.

(f) Rooftop Appurtenances

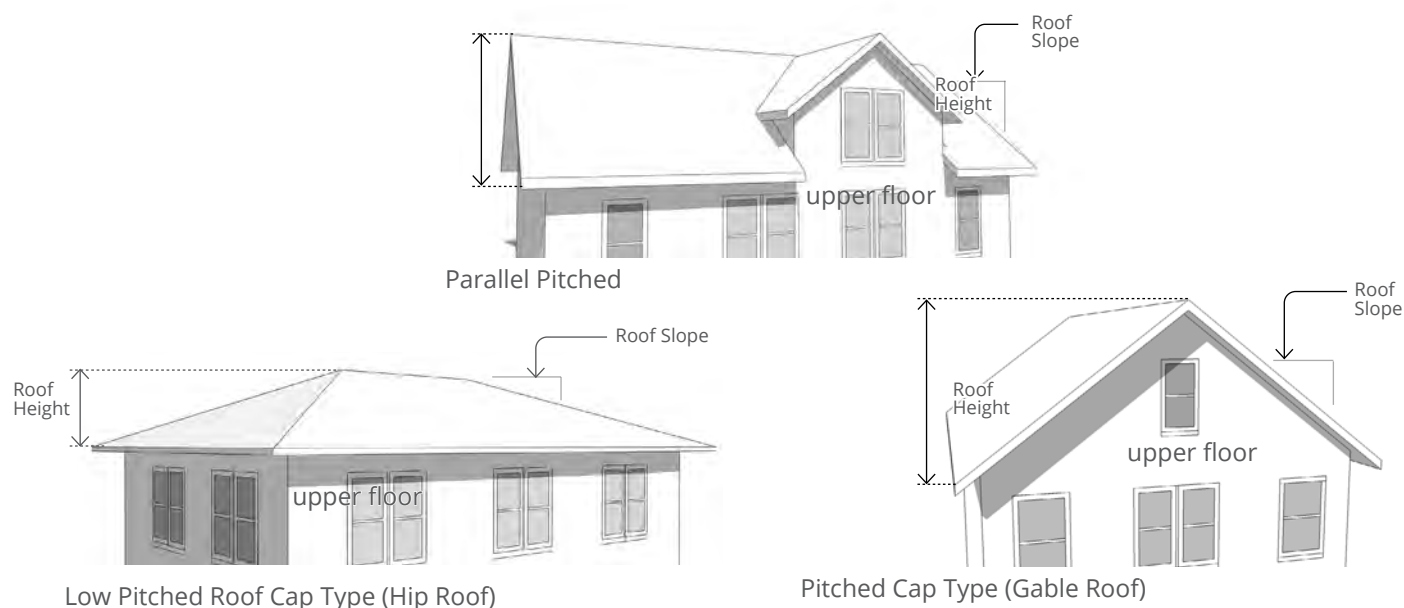
With the exception of solar panels, any rooftop appurtenances must be recessed within the pitched roof with no visibility on any street elevation drawing.

(5) Other Caps

Special building cap designs not otherwise defined in this section may be approved as a design exception, subject to the following:

- (a) The building or portion of building approved as an alternative building cap must be determined to warrant a separate status from the majority of buildings in the zone, with a correspondence between the form of the cap and the building use, such as a dome for a planetarium, a dome for a place of worship, or a unique, singular roof for a more distinctive performing arts venue.

Figure 3-19. Examples of Pitched Cap Type



ARTICLE III MIXED-USE DISTRICTS

14-39 Building Cap Types

DRAFT

- (b) The approved alternative building cap may not create additional occupiable space beyond that permitted by the building type.
- (c) The shape of the roof must be different from those expressly defined in this section, such as a dome, spire, steeple, or vault, and not a gabled roof, hipped roof, roof with parapet, or flat roof.

(6) Towers

A tower is a vertical element, polygonal (simple), rectilinear or cylindrical in plan used with other types of building caps (see [Figure 3-20](#)).

(a) Location and Quantity

Unless otherwise defined in the building type tables, the following regulations apply:

1. A maximum of 2 towers total are permitted within 15 feet of all street facades
2. Two additional towers are permitted a minimum of 30 feet from a street facade.
3. Towers may not be located within any required step-back per the building type.

(b) Tower Height

Maximum height, measured from the top of the parapet or eave to the top of the tower shaft not including the cap, is the equivalent of the height of one upper floor of the building to which the tower is applied.

(c) Tower Width

Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.

(d) Tower Spacing

Towers must be generally spaced from other towers a minimum of 60 feet and specifically by a minimum of 120 feet along a primary or non-primary frontage facade.

(e) Transparency

Towers that comply with the minimum floor-to-floor to height of the building type and are located within 30 feet of a facade must comply with the minimum transparency requirements of the building.

(f) Horizontal Shadow Lines

A shadow line is required between the 4th and 5th stories of any tower and at the cap of the tower.

(g) Occupied Building Space

Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied, unless otherwise stated.

(h) Rooftop Appurtenances

No rooftop appurtenances are permitted on tower roofs.

(i) Tower Cap

The tower may be capped by the parapet, pitched, or flat building cap.

(j) Steeples

A steeple may be approved through a design exception as an "other cap" per [14-39\(5\)](#) and combined with a tower.

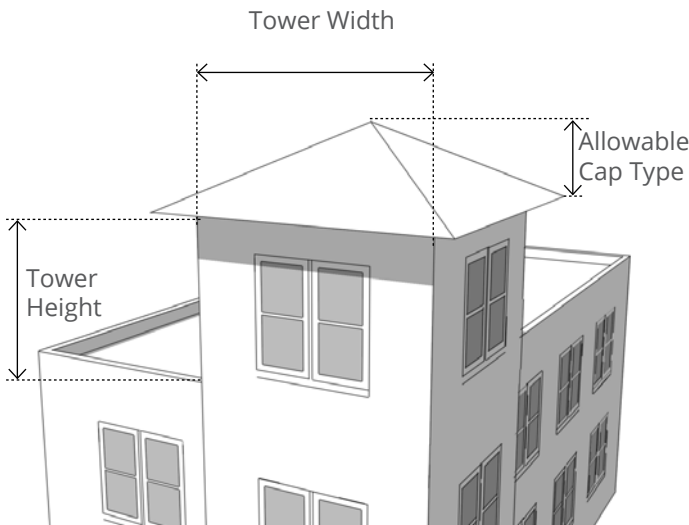


Figure 3-20. Example of a Tower

DRAFT**ARTICLE IV. COMMERCIAL AND EMPLOYMENT DISTRICTS**

14-40 Districts.....	4-1
14-41 Generally Applicable Regulations.....	4-1

14-42 Through 14-49 Reserved.....	4-3
-----------------------------------	-----

14-40 Districts**(1) Districts Established**

The city's commercial and employment zoning districts are listed in [Table 4-1](#). When this zoning ordinance refers to "commercial and employment" zoning districts, it is referring to all of these districts.

TABLE 4-1 — COMM. AND EMPLOYMENT DISTRICTS

Symbol	District Name
OFFICE	
O ¹	Office
COMMERCIAL	
C ²	Highway Commercial 1
INDUSTRIAL	
BP-1 ³	Business Park 1
BP-2 ⁴	Business Park 2
I ⁵	Industrial

(2) District Descriptions

- (a) **General.** Commercial and employment zoning districts are intended to accommodate commercial uses in auto-oriented locations and employment uses, such as office and industrial.
- (b) **Office (O) District.** The office (O) district is primarily intended to accommodate office development in the form of stand-alone office buildings and office parks.
- (c) **Highway Commercial (C) Districts.** Highway commercial (C) districts are primarily intended to accommodate attractive, auto-oriented commercial development along major highways and corridors.
- (d) **Business Park Districts.**
 1. **Business Park 1 (BP-1) District.** The BP-1 district is primarily intended to accommodate large-lot office and industrial uses that have operating

characteristics or produce other impacts (e.g., noise, vibration, smoke, dust, odors, heat, or toxic or noxious matter) that makes them generally unsuitable for location near established residential or low-intensity commercial and mixed-use neighborhoods.

2. **Business Park 2 (BP-2) District.** The BP-2 district is primarily intended to accommodate smaller lot office and industrial uses that create few if any adverse land use or safety impacts on neighboring areas.

- (e) **Industrial (I) District.** The Industrial (I) district is primarily intended to accommodate uses with very high potential for adverse land use impacts, which makes the district unsuitable for location in or near established residential or low-intensity neighborhood settings.

14-41 Generally Applicable Regulations**(1) Allowed Uses**

Uses are allowed in commercial and employment districts in accordance with the use regulations of [Article VII](#).

(2) Lot and Building Regulations

All principal buildings in commercial and employment districts are subject to compliance with the lot and building regulations of [Table 4-2](#) (see also [Figure 4-1](#)).

(3) Accessory Uses and Structures

See [14-78](#).

(4) Parking

See [Article VIII](#).

(5) Landscaping and Screening

See [Article X](#).

(6) Signs

See [Article XI](#).

(7) Design

See [Article IX](#).

¹ Existing C-EO

² Existing HWY41-A, HWY41-B, B-2 and B-3 along S Ashland

³ Proposed consolidation of I-1 and I-B-1

⁴ Proposed consolidation of I-2 and I-B-2

⁵ Existing I-3

ARTICLE IV COMMERCIAL AND EMPLOYMENT DISTRICTS

14-41 Generally Applicable Regulations

DRAFT

TABLE 4-2 — COMMERCIAL AND EMPLOYMENT DISTRICT LOT AND BUILDING REGULATIONS

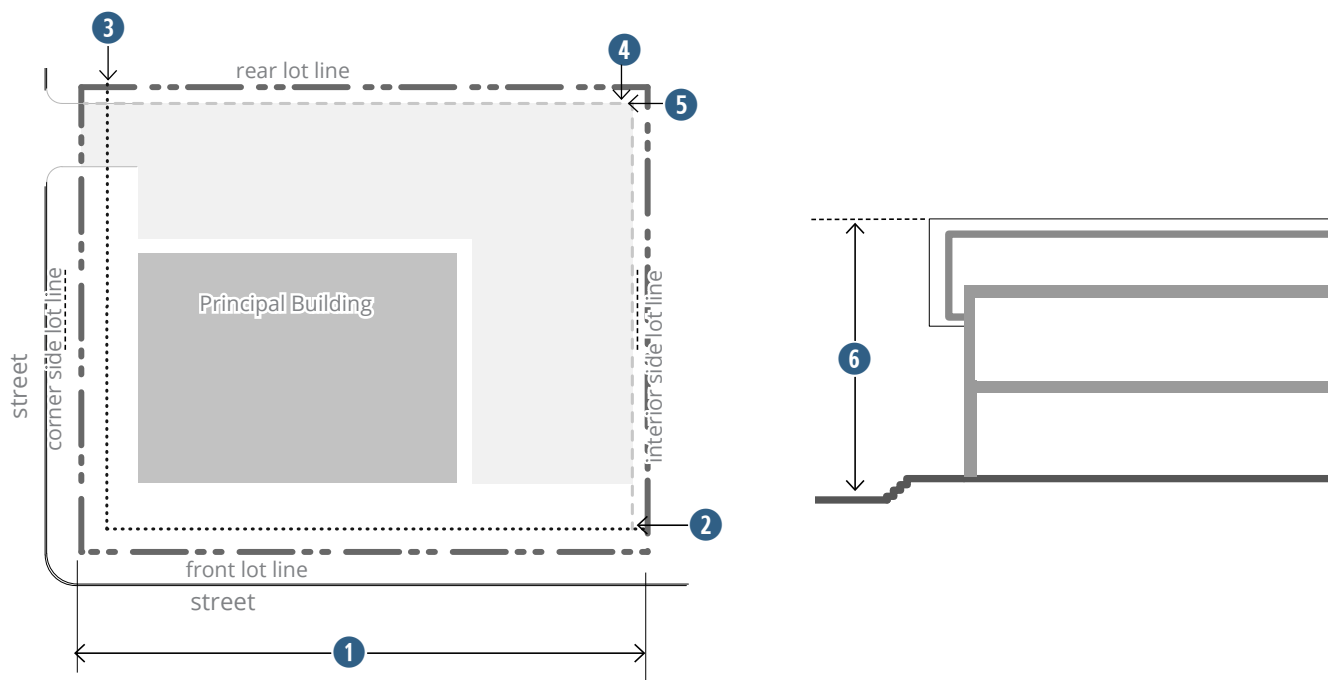
Regulation	O	C	BP-1	BP-2	I
Lot					
Minimum Lot Area (square feet)	1 acre	1 acre	1 acre	2 acres	1 acre
1 Minimum Lot Frontage (feet)	100	100	100	150	100
Maximum Lot Coverage (% of lot area)	80	80	80	80	80
Minimum Open Space (% of area)	20	20	20	20	20
Principal Building Siting					
Minimum Principal Building Setbacks (feet)					
2 Front	30	30	30	30	30
3 Street Side	30	30	30	30	30
4 Interior Side	10	10	20	20	20
5 Rear	30	20 [2]	20 [1]	20 [1]	20 [1]
Transitional	[2]	[2]	[2]	[2]	[2]
Building Size/Scale					
Minimum Building Floor Area (sq. ft.)	10,000	6,000	6,000	10,000	None
6 Maximum Building Height (feet)	75 [3]	75 [3]	No max. [3]	No max. [3]	No max. [3]

[1] Minimum 50 when abutting residential zoning district

[2] Additional landscaping or fence required to provide visual screening when abutting residential zoning district

[3] 35 feet within 100 feet of residential zoning district

Figure 4-1. Buildings in Commercial & Employment Districts



DRAFT**ARTICLE IV COMMERCIAL AND EMPLOYMENT DISTRICTS**

Through 14-49 Reserved

14-42 Through 14-49 Reserved

DRAFT

page intentionally blank

DRAFT**ARTICLE V. SPECIAL DISTRICTS**

14-50 General	5-1
14-51 AG, Agricultural District	5-1
14-52 CON, Conservancy District	5-1

14-53 PI, Public & Institutional Districts.....	5-2
14-54 PUD, Planned Unit Development District.....	5-5

14-50 General**(1) Purpose**

Like overlay zoning districts, special purpose zoning districts are tools for addressing unique areas or accomplishing special planning and zoning goals. Unlike overlay districts, however, special districts are base zoning classifications; they do not “over-ly” other base zoning districts.

(2) Establishment

Special purpose districts may be established, amended or removed only in accordance with the zoning map amendment procedures of [14-122](#).

14-51 AG, Agricultural District¹**(1) Purpose**

The Agricultural (AG) district is generally intended to accommodate the continuation of farming activities and related uses in those areas of the city that are not yet suitable for or committed to more urban intensity development.

(2) Uses Allowed

Uses are allowed in the AG district in accordance with the use regulations of [Article VII](#).

(3) Lot and Building Regulations

The lot and building regulations of [Table 5-1](#) apply to all uses in the AG district.

TABLE 5-1 — LOT AND BUILDING REGULATIONS (AG)

Regulation	
Minimum Lot Area (acres)	10
Minimum Building Setbacks (feet)	
Front	35
Street Side	50
Interior Side	25
Rear	25

¹ Currently called “A-1”

TABLE 5-1 — LOT AND BUILDING REGULATIONS (AG)

Regulation	
Maximum Building Height (feet)	
Detached House	35
Farm Silo (feet)	60
Other Farm Buildings (feet)	40

(4) Outdoor Storage

- (a) Farm implements and machinery shall be stored inside accessory structures during periods of non-use. Storage of farm implements is not permitted in building setbacks.
- (b) Parking and outdoor storage of recreational vehicles is permitted only when no monetary or in-kind gain is realized by the property owner and such parking or storage occurs in the following areas:
 1. In a garage;
 2. In the rear yard;
 3. In the front yard on a driveway (allowed from November 1 to April 1 for no more than 30 cumulative days and from April 1 to November 1 without a time limit); or
 4. In the side yard no closer than 5 feet to the side yard lot line (allowed from November 1 to April 1 for no more than 30 cumulative days and from April 1 to November 1 without a time limit).
- (c) Outdoor storage of commercial vehicles is prohibited in the AG district except that off-street parking of no more than one commercial vehicle with a gross weight exceeding 10,000 pounds is permitted.

ARTICLE V SPECIAL DISTRICTS

14-52 CON, Conservancy District

DRAFT

14-52 CON, Conservancy District

(1) Purpose

The Conservancy (CON) district is generally intended to apply areas providing drainage of surface and storm waters (whether under public or private ownership), and to protect and promote the general health, safety, and welfare of the community. The districts is generally intended to be applied only to natural water or drainage courses or ditches, swamps, marshes, or wetlands where ground water is at or near the surface much of the year and characterized by flooding in the spring and other times of high water.

(2) Permitted Uses

- (a) The following uses are permitted in the CON district, subject to compliance with all applicable supplemental use regulations of 14-52(2)(b):
 1. Forestry;
 2. The harvesting of any wild crop, such as marsh hay, ferns, moss, wild rice, berries, tree fruits, and tree seeds;
 3. The cultivation of flowers;
 4. Public utilities, including city stormwater management facilities;
 5. Hunting and fishing (where not otherwise prohibited);
 6. Preservation of habitat and natural resources;
 7. Preservation of scenic and historic resources;
 8. Recreational trails;
 9. Raising of waterfowl, minnows, and other similar lowland fowl or fish;
 10. Public and private parks, picnic areas, golf courses, and other open space and recreational areas; and
 11. Open space accessory to a permitted uses on abutting lands.
- (b) Uses permitted in the CON district are subject to compliance with the following supplemental regulations:
 1. The property designated within such District shall be primarily reserved for the drainage of waters therein and shall be of a sufficient size to adequately handle or

accommodate the maximum flow of such waters during high water periods.

2. No building, structure, or improvement shall be allowed within the district without the express finding and approval of the Board of Public Works and Common Council that the proposed building, structure or improvement will not obstruct the drainage of waters therein; if the proposed building, structure or improvement obstructs the drainage of such waters, the property owner may cause drainage facilities to be installed on such property within the district of adequate size to handle or accommodate the maximum flow of such water, as approved by the Board of Public Works and Common Council.
3. No filling of earth or dumping of any kind, or removal of soil or vegetation, or alteration of the area within the district shall be allowed without the express approval of the Board of Public Works and Common Council.

(3) Warning and Disclaimer of Liability

- (a) The degree of flood protection intended to be provided by the regulations of the CON district and this ordinance in general is considered reasonable for normal water or flooding levels. The regulations of this ordinance do not imply that areas adjacent to district boundaries or land uses permitted within such districts will always be totally free from flooding or flood damage.
- (b) This zoning ordinance does not create a liability on the part of the city or any officer or employee thereof for any flood or water damage that may result from reliance or compliance with this zoning ordinance.

14-53 PI, Public & Institutional Districts²

(1) Mapping

The PI, Public and Institutional zoning district designations may be applied regardless of ownership of the land on which the use is located. PI zoning is intended to identify the public or institutional use of the subject property, not necessarily the ownership or control of the property.

² New

(2) PI-1, Neighborhood Public & Institutional District

(a) Purpose

The PI-1, Neighborhood Public & Institutional district is intended to accommodate small-scale, low-intensity public, civic, and institutional uses that are commonly found in or near residential neighborhoods.

(b) Uses

Uses are allowed in PI-1 districts in accordance with the use regulations of [Article VII](#).

(c) Lot and Building Regulations

1. Maximum District Area

In order to maintain the intended low-intensity, neighborhood-scale character of the PI-1 district, the maximum contiguous PI-1 zoned area may not exceed 3 acres.

2. Lot and Building Regulations

a. For uses permitted as of right, the size, location, and design of all buildings, structures, activity areas and other site improvements must comply with the lot and building regulations of the most restrictive abutting zoning district, except that no minimum lot area or lot width requirements apply in an PI-1 district.

b. For uses requiring conditional use approval, the size, location, and design of all buildings, structures, activity areas and other site improvements must comply with the lot and building regulations of the most restrictive abutting zoning district, provided that no minimum lot area or lot width requirements apply in an PI-1 district and provided further that the decision-making body may establish more restrictive or less restrictive lot and building regulations at the time of conditional use approval.

3. Other Regulations

Development in an PI-1 district is subject to all other applicable regulations of this zoning ordinance, including parking, landscaping and other regulations of general applicability.

(3) PI-2, Campus Public & Institutional District

The PI-2, Campus Public & Institutional district is intended to accommodate development and expansion of large, master-planned campuses, while minimizing the potential for adverse impacts on surrounding areas.

(a) Uses

1. Uses are allowed in PI-2 districts in accordance with the use regulations of [Article VII](#). Uses listed as requiring conditional use approval and additional, unlisted uses are permitted by right if such uses are identified in an overall institutional master plan in accordance with the requirements of this section.
2. Multiple principal uses and buildings are allowed on a single lot in the PI-2 district.

(b) Development Review (Institutional Master Plans)

1. Applicability

Unless otherwise expressly exempted, development review and approval is required before the issuance of any building or development permit in the PI-2 district. To comply with the development review requirements of this section, applicants have the option of:

- a. Securing conditional use approval for all proposed buildings, uses and development activities in the PI-2 district; or
- b. Submitting and securing approval of an overall institutional master plan in accordance with the requirements of this section.

2. Exemptions

The following are exempt from the development review requirements of this section:

- a. Development that complies with a valid, approved institutional master plan;
- b. Interior building alterations if the alteration will not result in an increase in the number of employees or the creation of or need for additional parking spaces; and
- c. Exterior building modifications that will not result in an increase in the

ARTICLE V SPECIAL DISTRICTS

14-53 PI, Public & Institutional Districts

DRAFT

number of employees or the creation of or need for additional parking spaces

(c) Lot and Building Regulations

1. Transitional Areas

The size, location, and design of all buildings, structures, activity areas and other site improvements located within 150 feet of the boundary of any abutting R zoning district, are subject to the abutting R district's lot and building regulations, except that no minimum lot area or lot width requirements apply in the PI-2 district.

2. Interior Site Areas

Areas of an PI-2-zoned site located more than 150 feet from the boundary of an abutting R zoning district are governed by the regulations approved at the time of conditional use or institutional master plan approval, whichever is applicable. Institutional master plans and conditional use applications must include the applicant's detailed description of the regulations proposed to be used.

(d) Institutional Master Plans

1. Purpose

Institutional master plan requirements provide a framework for development of large public, civic and institutional uses in campus-like settings. Approval of an institutional master plan is intended to protect the character and integrity of adjacent areas while allowing flexibility in site development and design that is not possible when development occurs on a lot-by-lot or building-by-building basis.

2. Planning Area

An institutional master plan must include all land located within the proposed PI-2 district and depict all land uses within the area extending out at least 300 feet from the PI-2 district boundary.

3. Existing Property and Uses

The institutional master plan must include a description of land, buildings, and other structures occupied by the institution as of the date of submission of the institutional master plan. At a

minimum, the following information shall be required:

- a. Illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, landscape features and other significant site improvements;
- b. Land and building uses;
- c. Gross floor area;
- d. Building heights;
- e. Landscaping and lighting; and
- f. Off-street parking and loading facilities.

4. Uses and Development Envelope

The institutional master plan must include a description of all proposed land uses to be allowed and the land area and development envelope within which future development will occur. The development envelope shall be described in writing and through the use of drawings or models. The plan must include the following in describing the development envelope:

- a. Floor area;
- b. Height;
- c. Setbacks;
- d. Total open space; and
- e. Total number of motor vehicle and bicycle parking spaces to be provided.

5. Transportation Plan

The institutional master plan must include a study that identifies traffic and parking impacts associated with the proposed use and a plan for mitigation of transportation-related impacts, including consideration of motorized and nonmotorized travel.

6. Landscape Plan

The institutional master plan must include a landscape plan identifying all proposed parking lot and perimeter landscaping, as well as any trees proposed to be removed from the site.

- (e) **Approval Procedures**
Institutional master plans require review and approval in accordance with the zoning map amendment procedures of [14-122](#).

14-54 PUD, Planned Unit Development District³

(1) Purpose

The PUD, Planned Unit Development, district is established to accommodate development that would be difficult or impossible to carry out under otherwise applicable zoning regulations. The PUD district is not intended to be used merely as an alternative to compliance with underlying zoning or to receive multiple variances to applicable lot and building regulations. Different types of PUDs will promote different planning goals. In general, however, all PUDs are intended to result in development that is consistent with the city's adopted plans and that provides greater public benefits than could be achieved using conventional zoning regulations. PUDs are also generally intended to promote one or more of the following:

- (a) Variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;
- (b) Compact, mixed-use development patterns where residential, commercial, employment, civic, and open space areas are located in close proximity to one another;
- (c) A coordinated transportation system that includes an inter-connected hierarchy of appropriately designed improvements for motorized and non-motorized travel;
- (d) Buildings and other improvements that by their arrangement, massing, design, character and site design elements establish a high-quality, livable environment;
- (e) Sustainable development practices;
- (f) Incorporation of open space amenities and natural resource features into the development design;
- (g) Low-impact development (LID) and best management practices for managing stormwater; and

- (h) Flexibility and creativity in responding to changing social, economic and market conditions.

(2) Procedure

PUDs must be reviewed and approved in accordance with the procedures of [14-126](#). Applications must be signed by all property owners of record.

(3) Zoning Map

Approved PUDs must be identified on the zoning map as a base zoning district. Previously approved PDDs (Planned Development Districts) will remain in effect and be identified on the zoning map as overlay zoning classifications until such time that the property to which the PDD classification is applied is rezoned to another zoning district.

(4) Developer's Statement of Intent

Each PUD application must include a written explanation from the applicant describing the community benefits of the proposed development and how the proposed development provides greater benefits to the city than would a development carried out in accordance with otherwise applicable zoning ordinance standards. The statement must also include a comparison of the proposed development with the standards of the base zoning district.

(5) Approval Criteria

A PUD zoning district may be approved only when the common council determines that the proposed PUD would result in a greater benefit to the city as a whole than would development under conventional zoning district regulations.

(6) Regulations and Standards

- (a) Unless otherwise expressly approved by the common council as part of the PUD approval process, PUDs are subject to all applicable regulations of this zoning ordinance. The common council is authorized to approve PUDs that deviate from strict compliance with specified regulations and standards if they determine that the resulting development satisfies the approval criteria of [14-126](#). PUDs may not deviate from compliance with Title 14 (Fire Prevention) or Title 15 (Buildings and Construction) of the city code of ordinances.
- (b) The PUD development plan must identify at least the following PUD regulations in adequate detail to allow for long-term administration and enforcement:

³ New - provided for approvals of zoning consistent with approved area plans.

ARTICLE V SPECIAL DISTRICTS

14-54 PUD, Planned Unit Development District

DRAFT

1. Allowed uses and any use-specific regulations;
2. Lot sizes;
3. Residential density or number of dwelling units;
4. Nonresidential floor area;
5. Building setbacks,
6. Building coverage limits;
7. Building heights;
8. Off-street parking;
9. Street types and designs; and
10. Sign types, size, and general designs.

DRAFT

ARTICLE VI. RESERVED

DRAFT**ARTICLE VII. USES**

14-70 General	7-1	14-75 Recycling Uses.....	7-14
14-71 Residential Uses	7-6	14-76 Agricultural Uses	7-14
14-72 Public and Civic Uses.....	7-6	14-77 Other Principal Uses	7-14
14-73 Commercial Uses.....	7-7	14-78 Accessory Uses	7-15
14-74 Industrial Uses.....	7-12	14-79 Wireless Telecommunications.....	7-21

14-70 General**(1) Principal Uses Allowed**

- (a) **Use Table**
Principal uses are allowed in accordance with [Table 7-1](#).
- (b) **Interpreting the Use Table**
 1. **Use Classification System**
Uses are listed in the first column of [Table 7-1](#). This zoning ordinance classifies uses into categories and subcategories, as explained in [\(2\)](#). In some cases, specific use types are listed in addition to the use categories and subcategories.
 2. **Permitted Uses**
 - a. Uses identified with a "●" are permitted as-of-right in the subject zoning district, subject to compliance with any supplemental regulations identified in the final column of [Table 7-1](#) and with all other applicable regulations of this zoning ordinance.
 - b. Uses identified with a "⦿" are permitted as-of-right in the subject zoning district but only when located above the ground-floor. Such uses are prohibited on the ground-floor.
 3. **Conditional Uses**
Uses identified with "◎" are allowed only if reviewed and approved in accordance with the conditional use procedures of [14-123](#).

4. **Prohibited Uses**

Uses identified with an "–" are expressly prohibited. Uses that are not listed in the table and that cannot be reasonably interpreted (as stated in [\(2\)\(e\)](#)) to fall within any defined use category or subcategory are also prohibited.

5. **Reference**

The final ("Reference") column of [Table 7-1](#) includes a cross-reference to the use definition and any applicable supplemental use regulations that apply to the use. Unless otherwise expressly stated, compliance with supplemental use regulations is required regardless of whether the use is permitted as-of-right or requires conditional use approval. Bracketed numbers also refer to use-specific conditions, which are included as footnotes immediately following the use table..

6. **Accessory Uses**

[Table 7-1](#) identifies some types of accessory uses allowed in conjunction with principal uses. Other types of accessory uses may be allowed in conjunction with principal uses permitted by right or by conditional use approval. Accessory uses are subject to compliance with all applicable accessory use regulations of [14-78](#).

(2) Classification of Uses(a) **General**

This section describes the system used to classify principal uses in this zoning ordinance.

ARTICLE VII USES

DRAFT

(b) Use Categories

This zoning ordinance classifies principal land uses into 6 major groupings). These major groupings are referred to as “use categories.” The use categories are as follows:

1. Residential (see [14-71](#)).
2. Public and Civic (see [14-72](#)).
3. Commercial (see [14-73](#)).
4. Industrial (see [14-74](#)).
5. Recycling (see [14-75](#)).
6. Agricultural (see [14-76](#)).
7. Other Principal Uses (see [14-77](#)).

(c) Use Subcategories

Each use category is further divided into more specific “subcategories.” Use subcategories classify principal land uses and activities based on common functional, product or physical characteristics, such as the type and amount of activity, the type of customers or residents, and how goods or services are sold or delivered and site conditions.

(d) Specific Use Types

Some use subcategories are further broken down to identify specific types of uses that are regulated differently than the subcategory as a whole.

(e) Classification of Uses

1. The zoning administrator is authorized to classify uses on the basis of the use category, subcategory and specific use type descriptions of this article.
2. When a use cannot be reasonably classified into a use category, subcategory or specific use type, or appears to fit into multiple categories, subcategories or specific use types, the zoning administrator is authorized to determine the most similar and thus most appropriate use category, subcategory or specific use type based on the actual or projected characteristics of the principal use or activity in relationship to the use category, subcategory and specific use type descriptions provided in this article. In making such determinations, the zoning administrator must consider:
 - a. The types of activities that typically occur in conjunction with the use;

- b. The types of equipment and processes to be used;
- c. The existence, number and frequency of residents, customers or employees;
- d. The type of building or structure (if any) in which the use is located;
- e. Parking demands or the use; and
- f. Other factors deemed relevant to a use determination.

- (f) If a use can reasonably be classified in multiple categories, subcategories or specific use types, the zoning administrator is authorized to categorize each use in the category, subcategory or specific use type that provides the most exact, narrowest and appropriate “fit.”

DRAFT

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																	Definition & Regulations
Use Subcategory	Residential				Mixed-Use					Commercial & Employment					Special [1]			
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1	PI-2	
RESIDENTIAL																		
Household Living																		
Single-Household	●	●	●	●	◐	◐	◐	●	●	-	-	-	-	-	●	-	-	14-71(1)
Two-Household	-	●	●	●	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(1)
Three-to-Six-Household	-	-	●	●	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(1)
Seven+-Household	-	-	-	●	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(1)
Live-Work	-	-	-	-	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(1)
Group Living																		
Adult Family Home	●	●	●	●	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(2)
Community Living Arrangement	●	●	●	●	◐	◐	◐	●	●	-	-	-	-	-	●	-	-	14-71(2)
Foster Home	●	●	●	●	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(2)
Overnight Shelter	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	14-71(2)
Group Living not otherwise classified	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	14-71(2)
PUBLIC AND CIVIC																		
Cemetery	Ⓢ	Ⓢ	Ⓢ	Ⓢ	-	-	-	-	-	-	-	-	-	-	-	●	Ⓢ	14-72(1)
Club or Lodge	-	-	-	●	◐	◐	◐	●	●	-	●	-	-	-	-	●	Ⓢ	14-72(2)
College or University	-	-	-	-	◐	◐	◐	●	●	-	●	-	-	-	-	●	Ⓢ	14-72(3)
Hospital	-	-	-	-	-	-	-	●	●	●	●	●	●	●	-	●	Ⓢ	14-72(4)
Library or Cultural Center	-	-	-	-	●	●	●	●	●	●	●	●	●	●	-	●	Ⓢ	14-72(5)
Parks and Recreation	●	●	●	●	-	-	●	●	●	-	●	-	-	-	-	●	Ⓢ	14-72(6)
Religious & Non-Secular Assembly	-	-	-	-	●	●	●	●	●	-	●	-	-	-	-	●	Ⓢ	14-72(7)
Safety Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	Ⓢ	14-72(8)
School	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	Ⓢ	14-72(9)
Utilities and Public Service Facilities																		
Minor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	Ⓢ	14-72(10)
Major	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	14-72(10)
COMMERCIAL																		
Animal Service																		
Boarding	-	-	-	-	-	-	-	-	-	-	●	●	●	-	●	-	-	14-73(1)
Grooming	-	-	-	-	●	●	●	●	●	-	●	●	●	-	●	-	-	14-73(1)
Veterinary	-	-	-	-	●	●	●	●	●	-	●	●	●	-	●	-	-	14-73(1)
Assembly and Entertainment																		
Small	-	-	-	-	●	●	●	●	●	-	●	-	-	-	-	-	-	14-73(2)
Large	-	-	-	-	-	-	●	-	-	-	●	-	-	-	-	-	-	14-73(2)
Business or Trade School	-	-	-	-	◐	◐	◐	●	●	-	●	-	-	-	-	-	-	14-73(2)

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | -=prohibited

[1] Uses allowed in CON (Conservancy) district are listed in [14-52](#)

ARTICLE VII USES

DRAFT

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																Definition & Regulations	
Use Subcategory	Residential				Mixed-Use				Commercial & Employment				Special [1]					
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1		PI-2
Commercial Service																		
Consumer Maintenance and Repair	–	–	–	–	●	●	●	●	●	–	●	●	Ⓢ	–	–	–	–	14-73(4)
Personal Service	–	–	–	–	●	●	●	●	●	–	●	●	Ⓢ	–	–	–	–	14-73(4)
Studio or Instructional Service	–	–	–	–	●	●	●	●	●	–	●	●	Ⓢ	–	–	–	–	14-73(4)
Day Care																		
Day Care Home, Family	●	●	●	●	◐	◐	◐	●	●	–	–	–	–	–	–	–	–	14-73(5)
Day Care Facility, Adult	–	–	–	–	◐	◐	◐	●	●	–	–	–	–	–	–	–	–	14-73(5)
Day Care Center, Group	–	–	–	●	◐	◐	◐	●	●	●	–	●	Ⓢ	–	–	–	–	14-73(5)
Eating and Drinking Places																		
Restaurant	–	–	–	–	●	●	●	Ⓢ	Ⓢ	–	●	–	–	–	–	–	–	14-73(6)
Bar	–	–	–	–	●	●	●	Ⓢ	Ⓢ	–	●	–	–	–	–	–	–	14-73(6)
Financial Service																		
Financial Institution	–	–	–	–	●	●	●	●	●	●	●	–	–	–	–	–	–	14-73(7)
Convenient Cash Business	–	–	–	–	–	–	–	–	–	–	Ⓢ	–	–	–	–	–	–	14-73(7)
Pawnshop	–	–	–	–	–	–	–	–	–	–	Ⓢ	–	–	–	–	–	–	14-73(7)
Funeral or Mortuary Service																		
	–	–	–	–	–	–	–	●	●	–	●	–	–	–	–	–	–	14-73(8)
Lodging																		
Bed & Breakfast Inn	Ⓢ	Ⓢ	●	●	–	–	–	–	–	–	–	–	–	–	●	–	–	14-73(9)
Hotel	–	–	–	–	●	●	●	●	●	●	●	–	–	–	–	–	–	14-73(9)
Motel	–	–	–	–	–	–	–	–	–	–	●	–	–	–	–	–	–	
Short-term Rental	●	●	●	●	◐	◐	◐	●	●	–	–	–	–	–	–	–	–	14-73(9)
Medical Service																		
	–	–	–	–	●	●	●	●	●	●	●	●	–	–	–	–	–	14-73(10)
Office																		
	–	–	–	–	◐	◐	●	●	●	●	●	●	●	–	–	–	–	14-73(11)
Parking, Non-accessory																		
	–	–	–	–	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	–	Ⓢ	Ⓢ	Ⓢ	–	–	–	–	14-73(12)
Retail Sales																		
Convenience Goods	–	–	–	–	●	●	●	●	●	–	●	–	–	–	–	–	–	14-73(13)
Consumer Shopping Goods	–	–	–	–	●	●	●	●	●	–	●	–	–	–	–	–	–	14-73(13)
Building Materials and Supplies	–	–	–	–	–	–	–	–	–	–	●	Ⓢ	Ⓢ	–	–	–	–	14-73(13)
Sexually Oriented Business																		
	–	–	–	–	–	–	–	–	–	–	–	–	–	●	–	–	–	14-73(14)
Sports & Recreation, Participant																		
Indoor	–	–	–	–	●	●	●	–	–	–	●	Ⓢ	Ⓢ	–	–	–	–	14-73(15)
Outdoor	–	–	–	–	–	–	●	–	–	–	●	Ⓢ	Ⓢ	–	–	–	–	14-73(15)
Vehicle Sales and Service																		
Fueling Station	–	–	–	–	–	–	●*	–	–	–	●	●	●	–	–	–	–	14-73(16)

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | —=prohibited

[1] Uses allowed in CON (Conservancy) district are listed in [14-52](#)

DRAFT

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																	Definition & Regulations
Use Subcategory	Residential				Mixed-Use					Commercial & Employment					Special [1]			
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1	PI-2	
Vehicle Sales	–	–	–	–	●*	●*	–	–	–	–	●	–	–	–	–	–	–	14-73(16)
Vehicle Rental	–	–	–	–	●*	–	–	–	–	–	●	–	–	–	–	–	–	14-73(16)
Vehicle Maintenance & Repair, Minor	–	–	–	–	–	Ⓒ	Ⓒ	–	–	–	●	●	●	–	–	–	–	14-73(16)
Vehicle Maintenance & Repair, Major	–	–	–	–	–	–	–	–	–	–	●	–	●	–	–	–	–	14-73(16)
INDUSTRIAL																		
Fabrication and Production																		
Artisan	–	–	–	–	●*	●*	●*	–	–	–	●	●	●	–	●	–	–	14-74(1)
Low-Impact	–	–	–	–	–	–	●*	–	–	–	●	●	●	–	–	–	–	14-74(1)
Moderate-Impact	–	–	–	–	–	–	–	–	–	–	–	–	●	–	–	–	–	14-74(1)
High-Impact	–	–	–	–	–	–	–	–	–	–	–	–	Ⓒ	–	–	–	–	14-74(1)
Industrial Service	–	–	–	–	–	–	–	–	–	–	–	–	●	–	–	–	–	14-74(2)
Storage, Distribution and Wholesaling																		
Trucking & Transportation Terminal	–	–	–	–	–	–	–	–	–	–	–	–	●	–	–	–	–	14-74(3)
Warehouse	–	–	–	–	–	–	–	–	–	–	●	●	●	–	–	–	–	14-74(3)
Warehouse, Mini (Self-Storage)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
Wholesale Sales and Distribution	–	–	–	–	–	–	–	–	–	–	●	●	●	–	–	–	–	14-74(3)
Junk or Salvage Yard	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	14-74(4)
RECYCLING																		
Construction/Demolition Debris	–	–	–	–	–	–	–	–	–	–	–	–	Ⓒ	–	–	–	–	14-75(1)
Consumer Material Drop-off	–	–	–	–	–	–	–	–	–	–	–	–	●	–	–	–	–	14-75(2)
Consumer Material Processing	–	–	–	–	–	–	–	–	–	–	–	–	Ⓒ	–	–	–	–	14-75(3)
AGRICULTURAL																		
Community Garden	●	●	●	●	●	●	●	●	●	–	–	–	–	–	●	–	–	14-76(1)
Animal Agriculture	–	–	–	–	–	–	–	–	–	–	–	–	–	–	●	–	–	14-76(2)
Crop Agriculture	–	–	–	–	–	–	–	–	–	●	–	●	●	–	●	–	–	14-76(3)
OTHER																		
Wireless Telecommunications	See 14-79																	

KEY: ●=permitted by right | ○=permitted only above ground-floor | Ⓢ=conditional use | –=prohibited

[1] Uses allowed in CON (Conservancy) district are listed in [14-52](#)

ARTICLE VII USES

DRAFT

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																Definition & Regulations	
Use Subcategory	Residential				Mixed-Use					Commercial & Employment			Special [1]					
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1		PI-2
ACCESSORY																		
Backyard Cottage	●	●	●	●	–	–	–	–	–	–	–	–	–	–	–	–	14-27	
Drive-in/Drive-through Service	–	–	–	–	–	Ⓢ	Ⓢ	Ⓢ	Ⓢ	–	●	–	–	–	–	–	14-77(3)	
Home Occupation, Type A	●	●	●	●	●	●	●	●	●	–	–	–	–	–	●	–	14-78(6)	
Home Occupation, Type B	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	–	–	–	–	–	Ⓢ	–	14-78(6)	
Outdoor Storage	–	–	–	–	–	–	–	–	–	–	●	–	●	–	–	–	14-78(8)	
Secondary Suite	●	●	●	●	–	–	–	–	–	–	–	–	–	–	–	–	14-78(11)	
Other Accessory Uses	See 14-78 .																	

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | —=prohibited

[1] Uses allowed in CON (Conservancy) district are listed in [14-52](#)

DRAFT**14-71 Residential Uses**

The residential use category includes uses that provide for long-term residential occupancy by individual households or by groups of people.

(1) Household Living

Household living is residential occupancy of a dwelling unit by a single household for tenancy periods of 30 consecutive days or more, including, single household, two-household, three-household, three-plus household and live-work uses.

(a) Single-Household

One principal dwelling unit on a single lot, which may also include an accessory dwelling unit in the form of a secondary suite or backyard cottage, if allowed by the subject zoning district.

(b) Two-Household

Two principal dwelling units on a single lot.

(c) Three-to-Six-Household

Three or more principal dwelling units occupying a single building on a single lot.

(d) Seven+-Household

Three or more principal dwelling units occupying a single building on a single lot.

(e) Live-Work

A building or space within a building used jointly for residential and nonresidential uses allowed within the subject zoning district.

(2) Group Living

Group living is residential occupancy of a building or any portion of a building by a group other than a household. Tenancy is typically arranged on a long-term (30-day or longer) basis. Buildings or spaces occupied by group living uses contain individual rooms with private or shared bathroom facilities and may also contain shared kitchen facilities, and/or common dining and living areas for residents. Residents may or may not receive any combination of care, training, or treatment, but those receiving such services must reside at the site. Examples of group living uses include fraternities, sororities, convents, community living arrangements, adult family homes, foster homes, treatment foster homes, monasteries and nursing homes.

(a) Adult Family Home

As defined in Section 50.01(1), Wisconsin Statutes

(b) Community Living Arrangement

As defined in Section 46.03(22), Wisconsin Statutes

(c) Foster Home/Treatment Foster Home

As defined in Sections 48.02(6) and 48.02(17q), Wisconsin Statutes.

(d) Overnight Shelter

A facility providing, without charge, overnight lodging, with or without meals, for people with no ordinary or regular home or residence address. Overnight shelters may not operate for more than 6 months in a 12 month period.

14-72 Public and Civic Uses

The public and civic use category includes public, quasi-public, civic and institutional uses.

(1) Cemetery

Lands and facilities for the interment of humans or domestic household pets, including columbariums and mausoleums.

(2) Club or Lodge

The use of a building or lot by a membership-based organization that restricts access to its facility to bona fide, dues-paying members and their occasional guests and in which the primary activity is a service not carried on as a business enterprise. Private clubs and lodges are characterized by definite membership qualifications, payment of fees and dues, regular meetings and a constitution and bylaws.

(3) College or University

Academic institutions of higher learning that are accredited or recognized by the state and offer courses of general or specialized study.

(4) Hospital

Uses providing medical or surgical care to patients and offering inpatient (overnight) care.

(5) Library or Cultural Center

Museum-like preservation and exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art or library collections of books, manuscripts and similar materials operated by a public or quasi-public agency.

(6) Parks and Recreation

Recreational, social or multi-purpose uses associated with public parks and open spaces, including playgrounds, playfields, play courts,

ARTICLE VII USES

14-73 Commercial Uses

DRAFT

community centers and other facilities typically associated with public parks and open space areas. Also includes public and private golf courses and tennis clubs.

(7) Religious & Non-Secular Assembly¹

The conduct of organized religious services. Examples include synagogues, temples, mosques and churches.

(8) Safety Service

Establishments that provide fire, police or life protection services, together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations and police stations.

(9) School

Public and private schools at the primary, elementary, middle school or high school level that provide basic, compulsory, state-mandated education.

(10) Utilities and Public Service Facilities

(a) Minor

Infrastructure services that require location in or very near the area where the service is provided. Minor utilities and public service facilities do not regularly have employees at the site and typically have few if any impacts on surrounding areas. Typical uses include: underground electric distribution substations; electric transformers; water conveyance systems; stormwater facilities and conveyance systems; telephone switching equipment and emergency communication warning/broadcast facilities.

(b) Major

Infrastructure services that typically have substantial visual or operational impacts on nearby areas. Typical uses include high-voltage electric substations, utility-scale power generation facilities and utility-scale water storage facilities, such as water towers and reservoirs.

(1) Animal Service

Uses that provide goods and services for care of animals, including the following use subcategories:

(a) Boarding

The keeping of and care for any number of companion animals for remuneration or profit. Typical uses include boarding kennels, pet resorts/hotels, doggy or pet day care facilities, foster care homes, dog training centers and animal rescue shelters. Any building or structure in which animals are kept or exercised must be set back at least 100 feet from any R-zoned lot.

(b) Grooming

Grooming of companion animals, including dog bathing and clipping salons and pet grooming shops. No outside animal runs or kennels are allowed unless located in a zoning district that permits boarding, in which case the regulations that apply to animal boarding must be met.

(c) Veterinary

Animal hospitals and veterinary clinics staffed by veterinarians. No outside animal runs or kennels are allowed unless located in a zoning district that permits boarding, in which case the regulations that apply to animal boarding must be met.

(2) Assembly and Entertainment²

Buildings and other facilities that accommodate public assembly for spectator-oriented sports, amusement, or entertainment events. Typical uses include event centers, theaters and cinemas.

(a) Small

Assembly and entertainment uses with a seating or occupant capacity of no more than 250 persons.

(b) Large

Assembly and entertainment uses with a seating or occupant capacity of more than 250 persons.

(3) Business or Trade School

Uses in an enclosed building that focus on teaching the skills needed to perform a particular job. Examples include schools of cosmetology, modeling academies, computer training facilities, vocational schools, administrative business training facilities and similar uses. Schools and

14-73 Commercial Uses

The commercial use category includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use subcategories are as follows.

¹ Maybe include as "non-secular" assembly and entertainment?

² Maybe include secular and non-secular subcategories?

DRAFT

other training facilities that involve outdoor work or training activities are classified as industrial services.

(4) Commercial Service

Uses that provide low-impact repair, maintenance and improvement services to individual consumers and small businesses.

(a) Consumer Maintenance and Repair Service

Uses that provide maintenance, cleaning and repair services for consumer goods on a site other than that of the customer (i.e., customers bring goods to the site of the repair/maintenance business). Typical uses include laundry and dry cleaning pick-up shops, tailors, taxidermists, dressmakers, shoe repair, picture framing shops, copy shops, locksmiths, vacuum repair shops, electronics repair shops and similar establishments. Business that offer repair and maintenance service for large equipment or technicians who visit customers' homes or places of business are classified as an "industrial service."

(b) Personal Service

Uses that provide personal support and improvement services. Typical uses include barbers, hair and nail salons, tanning salons, and day spas. Also includes uses involved in providing tattoos, piercing and similar forms of body art.

(c) Studio or Instructional Service

Uses that focus on providing individual or small group instruction or training in fine arts, music, dance, drama, fitness, language or similar activities. Also includes dance studios, ballet academies, yoga studios, martial arts instruction, tutoring, photography studios and other studios for artists that do not involve the use of power tools or power machinery.

(5) Day Care

Uses licensed by the state and providing care and supervision for children or adults away from their primary residence for more than 4 hours and less than 24 hours per day.

(a) Day Care Facility, Adult

A day care use for elderly and/or functionally impaired adults.

(b) Day Care Home, Family

A day care use for 8 or fewer individuals under 7 years of age.

(c) Day Care Center, Group

A day care use for 9 or more individuals under 7 years of age.

(6) Eating and Drinking Places

An establishment that serves food or beverages for on- or off-premise consumption as its principal business.

(a) Restaurant

An establishment that serves food or beverages for on- or off-premise consumption as its principal business. Typical examples of restaurant uses include principal use restaurants, cafés, cafeterias, ice cream/ yogurt shops, donut shops and coffee shops.

(b) Bar

Uses that cater primarily to adults, 21 years of age and older and that sell and serve beer, wine or alcoholic liquor for on-premise consumption as their principal business. Typical uses include bars, taverns, brewpubs, tasting rooms and nightclubs.

(7) Financial Service

Uses related to the exchange, lending, borrowing and safe-keeping of money. Automatic teller machines, kiosks and similar facilities that do not have on-site employees or amplified sound are not classified as financial service uses if they meet the criteria for classification as an accessory use (see [14-78](#)). Typical examples of financial service use types are financial institutions, convenient cash businesses and pawnshops:

(a) Financial Institution

Any business authorized to do business under state or federal laws relating to financial institutions, including, without limitation, banks and trust companies, savings banks, building and loan associations, savings and loan associations and credit unions. This term does not include a convenient case business or pawnshop.

(b) Convenient Cash Business

An individual or individuals, firm, partnership, association, corporation, limited liability company or any other business entity licensed pursuant to Wis. Stats. Secs. 218.05 or 138.09, engaged in the "payday loan business," "title loan business," "currency exchange business" (also known as "check cashing"), or any other substantially similar business.

ARTICLE VII USES

14-73 Commercial Uses

DRAFT

1. A currency exchange business, in accordance with Sec. 218.05, Wis. Stats., is any business except banks incorporated under the laws of this state and national banks organized pursuant to the laws of the United States and any credit union operating under Ch. 186, Wis. Stats. pursuant to a certificate of authority from the Wisconsin commissioner of credit unions, engaged in the business of and providing facilities for cashing checks, drafts, money orders and all other evidences of money acceptable to such community currency exchange for a fee, service charge or other consideration. This term does not include any person engaged in the business of transporting for hire, bullion, currency, securities, negotiable or nonnegotiable documents, jewels or other property of great monetary value nor any person engaged in the business of selling tangible personal property at retail nor any person licensed to practice a profession or licensed to engage in any business in this state, who in the course of such business or profession and, as an incident thereto, cashes checks, drafts, money orders or other evidence of money.
 2. A payday loan business is a business that provides unsecured loans with an initial term of ninety-one days or less in which the amount borrowed does not exceed two thousand dollars and is usually for a period from the time of the loan until the borrowers next payday for which the lender charges either fees or interest for the loan.
 3. A title loan business is any business providing loans to individuals in exchange for receiving title to the borrower's motor vehicle as collateral.
- (c) **Pawnshop**
An entity engaged in whole or in part in the business of lending money on the security of pledged goods or in the business of purchasing tangible personal property on a condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time, or in the business of purchasing tangible personal property from persons or sources other than manufacturers or licensed dealers.

(8) Funeral and Mortuary Service

Uses that provide services related to the death of a human or companion animal, including funeral homes and mortuaries.

(9) Lodging

Uses that provide temporary overnight sleeping accommodations or lodging for guests paying a fee or other form of compensation for a period of less than 30 consecutive days. Lodging uses sometimes provide food or entertainment, primarily to registered guests. Lodging use types include: bed & breakfast inns, hotels and motels and short-term rentals.

(a) Bed & Breakfast Inn

A lodging establishment in a detached house in which the resident owner/operator offers 6 or fewer guest rooms and breakfast service to overnight guests for more than 10 days in a 12-month period.

(b) Hotel

A lodging establishment other than a bed & breakfast inn or short-term rental in which guest rooms are accessed via internal building hallways.

(c) Hotel

A lodging establishment other than a bed & breakfast inn or short-term rental in which guest rooms are accessed directly from exterior (outdoor) building doors.

(d) Short-term Rental

A residential dwelling that is offered for rent for a fee for fewer than 29 consecutive days.³ Short-term rentals in R1 and R2 districts may not be offered for rent for fewer than 6 consecutive days. In all other districts, the minimum rental period is one day.

(10) Medical Service

Personal health services including prevention, diagnosis and treatment services for humans, as provided by physicians, dentists, nurses and other health personnel. Medical service uses are performed in an office setting with no overnight care. Typical uses include offices of physicians, dentists, psychiatrists, psychologists, physical therapists and chiropractors. Surgical, rehabilitation and other medical centers that do

³ Need to determine what if any local zoning restrictions should apply within the limits of 2017 Wisconsin Act 59. Can, for example, limit to no more than 180 days per calendar year.

DRAFT

not involve overnight patient stays are included in this use subcategory, as are medical and dental laboratories, blood banks and kidney dialysis centers, unless otherwise expressly indicated.

(11) Office

Uses that focus on providing executive, management, administrative, travel planning, and professional services other than those included in the medical service use subcategory. Also includes broadcast and recording studios and uses engaged in scientific research and testing services leading to the development of new products and processes that do not involve the mass production, distribution or sale of such products or involve the use of hazardous materials or processes.

(12) Parking, Non-Accessory

Parking that is not provided to comply with minimum off-street parking requirements and that is not provided exclusively to serve occupants of or visitors to a particular use, but rather is available to the public at-large. A facility that provides both accessory parking and non-accessory parking is classified as non-accessory parking.

(13) Retail Sales

Uses involving the sale, lease or rental of new or used goods to the ultimate consumer. Examples of specific retail use types include retail sales of convenience goods, consumer shopping goods and building supplies and equipment.

(a) Convenience Goods

Retail sales uses that sell or otherwise provide (1) sundry goods; (2) products for personal grooming and for the day-to-day maintenance of personal health or (3) food or beverages for off-premise consumption, retail bakeries and similar uses that provide incidental and accessory food and beverage service as part of their primary retail sales business. Typical uses include convenience stores, grocery stores, drug stores, specialty food stores, wine or liquor stores, newsstands and florists.

(b) Consumer Shopping Goods

Retail sales uses that sell or otherwise provide wearing apparel, fashion accessories, furniture, household appliances and similar consumer goods, large and small, functional and decorative, for use, entertainment, comfort or aesthetics. Typical uses include clothing stores, department stores, appliance stores, TV and electronics stores, bike shops, book stores, costume rental stores, stationery

stores, art galleries, hobby shops, hardware stores (less than 10,001 square feet) furniture stores, pet stores and pet supply stores, shoe stores, antique shops, secondhand stores, record stores, toy stores, sporting goods stores, variety stores, video stores, musical instrument stores, medical supplies, office supplies and office furnishing stores and wig shops.

(c) Building Supplies and Equipment

Retail sales uses that sell or otherwise provide goods to repair, maintain or visually enhance a structure or premises and that include more than 10,000 square feet of gross floor area or that involve outdoor storage of goods. Typical uses include home improvement stores and garden supply stores. This subcategory does not include wholesale or bulk sale of landscaping material or aggregates.

(14) Sexually Oriented Adult Entertainment Establishments**(a) Defined**

See definitions in Section 110-5 of the municipal code.

(b) Supplemental Regulations

1. A site plan must be prepared and submitted in accordance with 14-124. The site plan must be processed concurrently with the conditional use application.
2. No more than one sexually oriented adult entertainment establishment may be located on any one parcel, and such establishment must be at least 1,500 feet from any other sexually oriented adult entertainment establishment. Further, no sexually oriented adult entertainment establishment is permitted within 1,000 feet of the following:
 - a. Any land zoned residential;
 - b. Any historic site identified on the "National Register", or an adopted historic district;
 - c. Any public or private elementary or secondary school or licensed nursery school or day care center;
 - d. A religious (non-secular) assembly use;
 - e. A public park or parkway.

ARTICLE VII USES

14-73 Commercial Uses

DRAFT

3. Signs advertising any sexually oriented adult entertainment establishment must conform with the requirements of Chapter 98 of the municipal code with the exception, however, that no tower or portable signs or billboards are permitted on the premises, and with further exception that signs shall not depict specified sexual activities and/or specified anatomical areas as defined in Section 110-5 of the municipal code, and provided further that no flashing or traveling lights may be located outside the building. The location and wording of such sign must be shown on the site plan.
4. Parking must be provided in accordance with [Article VIII](#).
5. Lighting must be provided to illuminate the parking area and the entire exterior of the building. Such lighting must be shown on the site plan.
6. No display windows are allowed on the premises.
7. The owner and/or operator of the sexually oriented adult entertainment establishment must agree to comply with all federal, state, and local laws and ordinances, including obscenity, liquor, and cabaret laws and must further ensure that minors are not permitted on the premises. Solicitation for the purposes of prostitution is strictly prohibited.
8. Sexually oriented adult cabaret establishments are subject to compliance with Section 110-5 of the municipal code relating to noise; and the hours of operation for such establishments are limited to the same hours of operation for bars and taverns located within the City of De Pere.
9. Sexually oriented adult outdoor motion picture theaters are subject to compliance with the regulations set forth in Section 110-5 of the municipal code pertaining to noise. Furthermore, sexually oriented adult entertainment outdoor motion picture theaters must confine their hours of operation to those hours of operation established for bars and taverns within the City of De Pere. Sexually oriented outdoor motion picture

theaters must also have the viewing screen located in such a fashion as to not be visible from any road, street or highway, or residential zoning district up to 1,000 horizontal feet away; and the premises must be surrounded by fencing which is impervious to sight and at least 8 feet in height. All theaters must comply with Section 134.46, Wisconsin Statutes [Wis. Stats. § 134.46].

10. Before approval of a site plan, an inventory of the surrounding areas and population must be made by the zoning administrator, along with a study of the proposed development and plans for the area so as to enable the plan commission to make appropriate findings relating to the effect of the establishment of such a use in that area.

(15) Sports & Recreation, Participant

Provision of sports or recreation primarily by and for participants. (Spectators are incidental). Examples include bowling alleys, health clubs, skating rinks, billiard parlors, miniature golf courses, batting cages, and go-cart tracks.

- (a) **Indoor**
Participant sports and recreation uses conducted entirely within buildings.
- (b) **Outdoor**
Participant sports and recreation uses conducted wholly or partially outside of buildings.

(16) Vehicle Sales and Service

- (a) **Fuel Station**
A use engaged in retail sales of vehicle fuels for personal vehicles, other than fleet fueling facilities and truck stops, which are regulated as industrial service uses. See [14-93](#) for design regulations.
- (b) **Vehicle Sales**
 1. **Defined**
Uses primarily engaged in the sales of personal, consumer-oriented motor vehicles, such as automobiles, pick-up trucks, motorcycles and personal watercraft. Note: the sale of large trucks, construction equipment, agricultural equipment, aircraft or similar large

DRAFT

vehicles are regulated as trucking and transportation terminals.

2. **Supplemental Regulations**

When located in the MX1 district, all operations must be fully enclosed in an allowed building type with all activities located inside the building. A maximum of 5 parking stalls are allowed outside.

(c) **Vehicle Rentals**

1. **Defined**

Uses primarily engaged in the rental of personal, consumer-oriented motor vehicles, such as automobiles, pick-up trucks, motorcycles and personal watercraft. Note: the rental of large trucks, construction equipment, agricultural equipment, aircraft or similar large vehicles are regulated as trucking and transportation terminals.

2. **Supplemental Regulations**

When located in the MX1 district, all operations must be fully enclosed in an allowed building type with all activities located inside the building. A maximum of 5 parking stalls are allowed outside.

(d) **Vehicle Maintenance and Repair, Minor**

Uses that repair, install or maintain the mechanical components of automobiles, trucks, vans, trailers or motorcycles or that wash, clean or otherwise protect the exterior or interior surfaces of such vehicles. Typical examples include oil-change shops, muffler shops, tire shops, and auto repair shops providing motor and mechanical repair services.

(e) **Vehicle Maintenance and Repair, Major**

Uses that primarily conduct motor vehicle body work and repairs or that apply paint to the exterior or interior surfaces of motor vehicles by spraying, dipping, flow-coating or other similar means. Typical examples include body and paint shops.

goods in large quantities and uses involved in basic industrial processes.

(1) Fabrication and Production

Uses primarily involved in the manufacturing, processing, fabrication, packaging, or assembly of goods made for the wholesale market, for transfer to other plants, or for firms or consumers.

(a) **Artisan**

1. **Defined**

Uses involved in the creation of art works or custom goods by hand manufacturing involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations, storage or regular commercial truck parking/loading, but which may include retail sales of goods produced on site.

2. **Supplemental Regulations**

When located in any MX district, all operations must be fully located in an allowed building type with all activities located inside the building.

(b) **Low-Impact**

Uses that process, fabricate, assemble, treat, or package finished parts or products without the use of explosive or liquid petroleum materials. This subcategory does not include the assembly of large equipment and machinery and has very limited external impacts in terms of noise, vibration, odor, hours of operation, and traffic. Common examples include apparel manufacturing, bakery products manufacturing, bottling plants, ice manufacturing, mattress manufacturing and assembly, microbreweries, micro distilleries, musical instrument manufacturing, newspaper printing and binderies.

(c) **Moderate-Impact**

Uses that process, fabricate, assemble, or treat materials for the production of large equipment and machines as well as fabrication and production uses that because of their scale or method of operation regularly produce odors, dust, noise, vibration, truck traffic or other external impacts that are detectable beyond the property lines of the subject property. Common examples include dairy products

14-74 Industrial Uses

The industrial use category includes uses that produce goods from extracted materials or from recyclable or previously prepared materials, including the design, storage and handling of these products and the materials from which they are produced. It also includes uses that store or distribute materials or

ARTICLE VII USES

14-74 Industrial Uses

DRAFT

manufacturing, flour mills and paper products manufacturing.

(d) High-Impact

1. Defined

Manufacturing and industrial uses that regularly use hazardous chemicals or procedures or that produce hazardous byproducts or explosive hazards. Typical examples of high-impact manufacturing and industrial uses include: the manufacture of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins. This subcategory also expressly includes asphalt and concrete plants, foundries, abrasive manufacturing, chrome plating, electroplating, tanneries, soap manufacturing, petrochemical tank farms, gasification plants, smelting, meat packing, metal reduction and refinement and oil refining.

2. Supplemental Regulations

- a. A site plan must be prepared and submitted in accordance with [14-124](#). The site plan must be processed concurrently with the conditional use application.
- b. The establishment must be located at least 1,000 feet of the following, regardless of whether such uses are inside or outside the corporate limits of the city:
 - i. Any land zoned residential;
 - ii. Any historic site identified on the "National Register", or an adopted historic district;
 - iii. Any public or private elementary or secondary school or licensed nursery school or day care center;
 - iv. A religious (non-secular) assembly use;
 - v. A public park or parkway.
- c. Parking must be provided in accordance with [Article VIII](#).

- d. Prior to approval of the granting of a conditional use permit, an inventory of the surrounding areas and population must be made by the zoning administrator, along with a study of the proposed development and plans for the area so as to enable the plan commission to make appropriate findings relating to the effect of the establishment of such a use in that area.

(2) Industrial Service

Uses engaged in the maintenance, repair or servicing of industrial, business or consumer machinery. Examples include janitorial, carpet cleaning, extermination, plumbing, electrical, window cleaning and similar building maintenance services; welding shops; machine shops; heavy truck servicing and repair; publishing and lithography; redemption centers; laundry, dry-cleaning, and carpet cleaning plants; photofinishing laboratories and maintenance and repair services that are not otherwise classified.

(3) Storage, Distribution and Wholesaling

Uses involved in the storage or movement of goods for themselves or other firms or the sale, lease, or rental of goods primarily intended for industrial, institutional, or commercial businesses.

(a) Trucking and Transportation Terminals

Uses engaged in the sales, rental, dispatching or long-term or short-term storage of large trucks, buses, construction equipment agricultural equipment and similar large vehicles, including parcel service delivery vehicles, taxis and limousines. Also includes uses engaged in the moving of household or office furniture, appliances and equipment from one location to another, including the temporary on-site storage of those items.

(b) Warehouse

Uses conducted within a completely enclosed building that are engaged in long-term and short-term storage of goods and that do not meet the definition of "mini-warehouse" use or a "trucking and transportation terminal."

(c) Warehouse, Mini (Self-Storage)

An enclosed use that provides separate, small-scale, self-service storage facilities leased or rented to individuals or small businesses. Facilities are designed and used to accommodate interior access to storage

lockers or drive-up access from passenger vehicles.

(d) **Wholesale Sales and Distribution**

Uses engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms. Expressly includes the following uses: bottled gas and fuel oil sales, monument sales, and portable storage building sales.

(4) Junk or Salvage Yard

(a) **Defined**

A building or open area where waste, scrap, used or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled, crushed, processed, or handled for reclamation, disposal or other similar purposes, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles.

(b) **Supplemental Regulations**

1. A site plan must be prepared and submitted in accordance with [14-124](#). The site plan must be processed concurrently with the conditional use application.
2. The establishment must be located at least 1,000 feet of the following, regardless of whether such uses are inside or outside the corporate limits of the city:
 - a. Any land zoned residential;
 - b. Any historic site identified on the "National Register", or an adopted historic district;
 - c. Any public or private elementary or secondary school or licensed nursery school or day care center;
 - d. A religious (non-secular) assembly use;
 - e. A public park or parkway.
3. Prior to the granting of a conditional use permit, an inventory of the surrounding areas and population must be made by the zoning administrator, along with a study of the proposed development and plans for the area so as to enable the plan commission to make appropriate

findings relating to the effect of the establishment of such a use in that area.

14-75 Recycling Uses

This category includes uses that collect, store or process recyclable material for the purpose of marketing or reusing the material in the manufacturing of new, reused or reconstituted products. The recycling use subcategories are as follows:

(1) Construction or Demolition Debris

Establishments that receive and process general construction or demolition debris for recycling.

(2) Consumer Material Drop-off Station

An establishment that (1) accepts consumer recyclable commodities directly from the consuming party; (2) is staffed by personnel during times when recyclables are accepted from consumers; and (3) stores materials temporarily before transferring them to recyclable material processing facilities. Establishments that process recyclable material are classified as "consumer material processing" establishments. (Note: dumpsters and recyclable material bins are regulated as accessory uses,

(3) Consumer Material Processing

Establishments that receive and process consumer recyclable commodities for subsequent use in the secondary market.

14-76 Agricultural Uses

The agricultural use category includes general farming and community garden uses.

(1) Community Garden⁴

(a) **Defined**

Areas that are managed and maintained by a group of individuals to grow and harvest food crops or non-food crops (e.g., flowers). A community garden area may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group.

(b) **Supplemental Use Regulations**

Community gardens may be principal or accessory uses and are subject to the following supplemental use regulations:

⁴ New

ARTICLE VII USES

14-77 Other Principal Uses

1. On-site sales of community garden food products is permitted as an accessory use.
2. All equipment must be stored in a completely enclosed building.
3. The community garden site must be designed and maintained to prevent any chemical pesticide, fertilizer or other garden waste from draining on to adjacent properties.
4. On-site trash, recyclable and compost containers must be located and maintained as far as practicable from residential dwelling units located on other lots.
5. The property must be maintained free of tall weeds and debris. Dead garden plants must be regularly removed and, in any instance, no later than November 1 of each year.
6. The perimeter of all community gardens must be fenced.
7. Only permitted on city-owned land in the I district.

(2) Animal Agriculture

Uses that involve the feeding, housing and care of farm animals for private or commercial purposes, but not including feedlot operations, CAFOs or commercial mink, fox and other fur-bearing animal farms.

(3) Crop Agriculture

An area managed and maintained by an individual, group or business entity to grow and harvest food crops or non-food crops (e.g., flowers) for sale or distribution. Farms may be principal accessory uses and may be located on land, on a roof or within a building.

14-77 Other Principal Uses

This category includes uses that do not fit the other use categories.

(1) Wireless Telecommunications

See [14-79](#).

DRAFT

14-78 Accessory Uses

(1) Generally Applicable Regulations

(a) Accessory Uses Allowed

Accessory uses are allowed only in connection with lawfully established principal uses.

(b) Allowed Uses

Allowed accessory uses are limited to those expressly regulated in this section as well as those that, in the determination of the zoning administrator, satisfy all of the following criteria:

1. They are customarily found in conjunction with the principal use of the subject property;
2. They are subordinate and clearly incidental to the principal use of the property; and
3. They serve a necessary function for or contribute to the comfort, safety or convenience of occupants of the principal use.

(c) Time of Construction and Establishment

Accessory uses may be established only after the principal use of the property is in place.

(d) Location

Accessory uses must be located on the same lot as the principal use to which they are accessory, except that required parking spaces may be located off-site in accordance with the off-site parking provisions of [14-85](#).

(e) Accessory Buildings and Structures

1. Applicable Regulations

- a. Accessory buildings and structures are subject to the same regulations that apply to principal uses and structures on the subject lot, unless otherwise expressly stated.
- b. Accessory buildings attached to the principal building by a breezeway, passageway or similar means are considered part of the primary structure and are subject to the lot and building regulations that apply to the principal building.
- c. Accessory buildings attached by structures less than 30 inches in height or less (e.g., patios, walks,

DRAFT

decks without railing) are not considered part of the primary structure and are subject to accessory building and structure regulations.

2. Building Separation

Accessory buildings must be separated by a minimum distance of 10 feet from the principal building on the lot, unless the accessory building is located entirely within the principal building setbacks, in which case no separation is required. Structures less than 30 inches in height are not subject to building separation requirements.

(2) Amateur Radio Service Antennas

- (a) Amateur radio service antennas and supporting towers are expressly allowed as permitted accessory uses, provided that no such antenna, including any support upon which it is mounted may exceed a combined height of 70 feet.
- (b) All amateur radio service antenna structures must be set back a distance of at least the height of the tower structure from all property lines.

(3) Drive-in and Drive-through Uses

Drive-in and drive-through uses are allowed as accessory uses/structures in accordance with [Table 7-1](#).

(4) Electric Vehicle Charging Stations⁵

- (a) General
 - 1. Private (restricted-access) electric-vehicle (EV) charging stations are permitted as accessory uses in all zoning districts.
 - 2. Public EV charging stations are permitted as accessory uses to allowed nonresidential uses in all zoning districts.
- (b) Parking
 - 1. Electric vehicle charging stations may be counted toward satisfying minimum off-street parking space requirements.
 - 2. Public electric vehicle charging stations must be reserved for parking and charging electric vehicles. Electric vehicles may be parked in any space designated for public parking, subject to

the restrictions that apply to any other vehicle.

(c) Equipment

Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.

(d) Posted Information

- 1. Information must be posted identifying voltage and amperage levels and any type of use, fees, or safety information related to the electric vehicle charging station.
- 2. Public electric vehicle charging stations must be posted with signs indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.

(e) Maintenance

Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment. A phone number or other contact information must be provided on the equipment for reporting when it is not functioning or other problems are encountered.

(5) Geothermal Energy Systems⁶

- (a) General

Geothermal energy systems are permitted as an accessory use in all zoning districts.
- (b) Location
 - 1. Geothermal energy systems must be located entirely within the lot lines of the subject property or within appropriate easements.
 - 2. No portion of a geothermal energy system may be located within a stream or stream buffer.

(6) Home Occupations⁷

- (a) Purpose

The home occupation regulations of this section are intended to allow residents to

⁵ New

⁶ New

⁷ The home occupation provisions have been substantially

ARTICLE VII USES

14-78 Accessory Uses

DRAFT

engage in customary home-based work activities, while also helping to ensure that neighboring residents are not subjected to adverse operational and land use impacts (e.g., excessive noise or traffic or public safety hazards) that are not typical of residential neighborhoods.

(b) **Type A and Type B Home Occupations**

Two types of home occupations are defined and regulated under this section:

1. **Type A Home Occupations**

Type A home occupations are those in which household residents use their home as a place of work, with no employees, customers or clients coming to the site.

2. **Type B Home Occupations**

Type B home occupation are those in which household residents use their home as a place of work and either one non-resident employee or customer comes to the site.

(c) **Exemptions**

1. **Group Living**

Group living uses are not regulated as home occupations and are not subject to the home occupation regulations of this section. Group living is allowed as indicated in [Table 7-1](#).

2. **Family Day Care Homes**

Family day care homes are not regulated as home occupations and are not subject to the home occupation regulations of this section. Family day care homes are allowed only as indicated in [Table 7-1](#).

3. **Bed & Breakfast Inn**

Bed & breakfast inns are not permitted as home occupations and are not subject to the home occupation regulations of this section. Bed and breakfasts are allowed only as indicated in [Table 7-1](#).

4. **Short-Term Rentals**

Short-term rentals are not permitted as home occupations and are not subject to the home occupation regulations of this section. Short-term rentals are allowed only as indicated in [Table 7-1](#).

5. **Prohibited Home Occupations**

The following uses are expressly prohibited as home occupations:

- a. Any type of assembly, cleaning, maintenance or repair of vehicles or equipment with internal combustion engines or of large appliances (such as washing machines, clothes dryers or refrigerators);
- b. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations;
- c. Equipment or supply rental businesses;
- d. On-site, in-person retail sales establishments;
- e. Eating or drinking places;
- f. Funeral or interment services;
- g. Animal care, grooming or boarding businesses; and
- h. Any use involving the use or storage of vehicles, trailers, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.

6. **Where Allowed**

- a. Type A home occupations are permitted as of right as an accessory use to a principal use in the household living use category. Type A home occupations are subject to the general regulations of subsection [7](#) and all other applicable regulations of this section. More than one Type A home occupation is allowed as an accessory use, but the general regulations of subsection [7](#) apply to the combined home occupation uses.
- b. Type B home occupations may be approved only as expressly stated in subsection [8](#). Type B home occupations are subject to the general regulations of subsection [7](#), the supplemental regulations of subsection [8](#) and all other applicable regulations of this section. Multiple Type B home occupations are

revised and updated.

prohibited as an accessory use to a household living use, and a Type A home occupation may not be conducted with a Type B home occupation.

7. General Regulations

All Type A and Type B home occupations are subject to the following general regulations:

- a. Home occupations must be accessory to the use of a dwelling unit for residential purposes. They may not change the character of the residential building they occupy or adversely affect the character of the surrounding neighborhood. Home occupations may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts to that are not typical of a residential neighborhood in De Pere. Home occupations must be operated so as not to create or cause a nuisance.
 - b. Any tools or equipment used as part of a home occupation must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.
 - c. External structural alterations or site improvements that change the residential character of the lot upon which a home occupation is located are prohibited. Examples of such prohibited alterations include construction of parking lots, the addition of commercial-like exterior lighting or the addition of a separate building entrance that is visible from abutting streets.
 - d. Home occupations and all related activities, including storage (other than the lawful parking or storage of vehicles), must be conducted entirely within the dwelling unit.
 - e. The area devoted to the conduct of all home occupations present on the property is limited to 25 percent of the dwelling unit's floor area or 650 square feet, whichever is less.
 - f. No window display or other public display of any material or merchandise is allowed.
 - g. The use or storage of hazardous substances is prohibited, except at the "consumer commodity" level, as that term is defined in 49 C.F.R. Section 171.8.
 - h. Only one passenger vehicle may be used in the conduct of a home occupation. No other types of vehicles may be parked or stored on the premises. This provision is not intended to prohibit deliveries and pickups by common carrier delivery vehicles (e.g., postal service, united parcel service, Fed Ex, et al.) of the type typically used in residential neighborhoods.
- #### 8. Supplemental Regulations for Type B Home Occupations
- a. Type B home occupations are allowed only if reviewed and approved in accordance with the conditional use procedures of [14-123](#), provided that instruction, teaching or tutoring of no more than 4 students at one time is permitted as or right.
 - b. One nonresident employee is allowed with a Type B home occupation if no customers come to the site at any time. Home occupations that have clients, customers or students coming to the site at any time may not have nonresident employees. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner or any other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation.

(7) Outdoor Display

(a) Applicability

The accessory outdoor display regulations of this section apply to the outdoor display of merchandise or other items offered for viewing and sale to customers as part of the principal use of the property.

ARTICLE VII USES

14-78 Accessory Uses

DRAFT

(b) Regulations.

The following regulations apply to accessory outdoor display areas:

1. Outdoor displays are subject to all applicable setback regulations that apply to the principal building unless otherwise expressly stated in this zoning ordinance.
2. Outdoor displays on corner lots must be confined to a single frontage.
3. Merchandise or other items may only be displayed during hours of operation of the principal use.
4. Outdoor display areas may not interfere with pedestrian or automobile traffic on the subject lot or on public rights-of-way, and may not interfere with the enjoyment or operation of adjacent properties and uses.

(8) Outdoor Storage

(a) Applicability

The outdoor storage regulations of this section apply to the outdoor storage of equipment, products or materials, whether or not stored in containers, when accessory to commercial or industrial use types.

(b) Where Allowed

Outdoor storage is allowed only in C, BP and I zoning districts

(c) Regulations

Where allowed, outdoor storage areas are subject to the following regulations:

1. Unless otherwise expressly approved by the plan commission, outdoor storage areas may not exceed 10% of the lot area or one-half acre, whichever is less.
2. Outdoor storage areas are limited to the rear yard area and the rear 25% of the side yard area.
3. Outdoor storage areas are prohibited in required setbacks.
4. Outdoor storage areas must be located on a paved, dust-free surface, not including gravel.
5. Outdoor storage areas must be contiguous with the building.
6. Outdoor storage areas must be screened from view by an opaque fence or wall.

7. Fences and walls must be constructed of a matching non-metal building material, vinyl, wood or masonry material.
8. No barb wire or other dangerous or injurious material may be placed upon the enclosure.
9. The height of materials within the outdoor storage areas may not exceed the height of the required fence or wall.

(9) Residential Composting⁸

- (a) The composting of food waste (including discarded fruits, vegetables, and grains) and landscape waste (including grass clippings, leaves, and chipped brush) is an allowed accessory use in residential zoning districts, subject to the regulations of this section.
- (b) Only food waste resulting from food preparation or consumption by residents of the subject lot and their visitors may be composted. This provision is not intended to prohibit property owners from adding "outside" materials or ingredients to speed or enhance decomposition. Meat products are prohibited in residential compost bins.
- (c) All food waste must be placed within rodent-resistant compost bins, which are prohibited in front and side yards and must be set back at least 10 feet from all lot lines.
- (d) Only landscape waste generated from plants grown and maintained on the subject lot may be composted. This provision is not intended to prohibit property owners from adding "outside" materials or ingredients to speed or enhance decomposition.
- (e) Landscape waste compost piles may not exceed 125 cubic feet in volume, and may not exceed 5 feet in height.
- (f) Landscape waste compost piles are prohibited in front and side yards and must be set back at least 10 feet from all lot lines. Landscape waste compost piles that are not contained within a rodent-resistant compost bin must be set back at least 30 feet from all dwelling units on abutting lots.
- (g) Burning of compost piles is not allowed.

⁸ New

DRAFT**(10) Satellite Dish Antennas****(a) Applicability**

Satellite dish antennas are subject to compliance with the regulations of this section.

(b) Location

1. In R districts, satellite dish antennas must be located in the rear yard or on the rear of the principal building. If usable communication signals cannot be obtained from the rear location, the satellite dish antenna may be located in the side yard or on the side of the principal building. If usable satellite television communication signals cannot be received by locating the antenna to the rear or side of the principal building, the antenna may be placed in the front yard or on the front-facing roof of the principal building, provided that (a) the dish diameter does not exceed 18 inches and (b) the community development department director's approval is obtained prior to such installation. The community development department director is authorized to approve a front yard location only upon a showing by the applicant that usable communication signals are not receivable from any location on the property other than the location selected by the applicant.
2. In all districts other than R districts, satellite dish antennas may be located anywhere upon a building or within the buildable area of the lot, subject to applicable zoning district setback regulations.

(c) Other Regulations

1. In all R districts, satellite dish antennas may not exceed 36 inches in diameter.
2. A ground-mounted satellite dish antenna may not exceed 20 feet in height including any platform or structure upon which the antenna is mounted or affixed.
3. Roof-mounted satellite dish antenna may not exceed the height of the elevation of the ridge line of the principal structure.
4. If usable satellite signals cannot be obtained from an antenna installed in compliance with the height limitations

imposed by this section, such satellite dish antennas may be installed at a greater height, provided that the height is approved by the community development department director. The community development department director is authorized to approve a greater height upon a showing by the applicant that installation at a height greater is necessary for the reception of usable communication signals.

5. All satellite dish antennas must comply with all manufacturers' specifications, be located on non-combustible and corrosion-resistant material, and be erected in a secure, wind-resistant manner.
6. All satellite dish antennas must be adequately grounded for protection against a direct strike of lightning pursuant to the requirements of the city electrical code.

(11) Secondary Suites⁹**(a) Description**

Secondary suites are accessory dwelling units contained wholly within the principal dwelling unit on the property (i.e., detached house).

(b) Applicability

All secondary suites are subject to compliance with the regulations of this section.

(c) Where Allowed

Secondary suites are allowed by right in all R districts but only on lots occupied by a detached house.

(d) Creation

Secondary suites may be created by:

1. Converting existing floor area within the interior of a detached house (e.g., attic or basement) to an accessory dwelling unit;
2. Adding floor area to an existing detached house to accommodate an accessory dwelling unit; or
3. Constructing a new detached house that includes an accessory dwelling unit within the principal building.

⁹ New

ARTICLE VII USES

14-79 Wireless Telecommunications

DRAFT

- (e) **Zoning District Regulations**
Secondary suites are subject to all applicable regulations of the zoning district in which they are located, unless otherwise expressly stated in this ordinance.
- (f) **Number**
No more than one secondary suite is permitted on a single lot. Secondary suites are prohibited on lots occupied by a backyard cottage (see [14-27](#)).
- (g) **Size**
The floor area of a secondary suite may not exceed 30% of the gross floor area of the principal dwelling unit (excluding any attached garage).
- (h) **Number of Residents**
The total number of residents that reside in the secondary suite and the principal dwelling unit, combined, may not exceed the number permitted for a household.
- (i) **Parking**
No additional parking is required for a secondary suite. Any provided parking is subject to the same regulations that apply to the principal dwelling unit.
- (j) **Location of Entrances**
Only one entrance to a detached house containing a secondary suite may be located on a facade that faces a street, unless the detached house had an additional street-facing entrance before the secondary suite was created.
- (k) **Owner Occupancy and Rental**
At least one of the dwelling units on a lot occupied by a secondary suite must be occupied by an owner with at least a 50% interest in the subject property. The owner must occupy either the principal dwelling unit or the secondary suite as their permanent residence for a majority of the time each calendar year. Secondary suites may not be rented for periods of less than 90 consecutive days.

(12) Solar Energy Systems¹⁰

- (a) **General**
 1. Accessory solar energy systems must comply with all applicable

building ordinance and electrical code requirements.

2. Owners of accessory solar energy systems are solely responsible for negotiating with other property owners for any desired solar easements to protect access to sunlight. Any such easements must be recorded with the county recorder of deeds.

(b) Building-Mounted Solar Energy Systems

1. Building-mounted solar energy systems may be mounted on principal and accessory structures.
2. All applicable setback regulations apply to building-mounted solar energy systems.
3. Only building-integrated and/or flush-mounted solar energy system may be installed on street-facing building elevations.
4. Solar energy systems may not extend more than 3 feet above the applicable maximum building height limit or more than 4 feet above the highest point of the roof line, whichever is less.

(c) Ground-Mounted Solar Energy Systems

1. In residential zoning districts, ground-mounted solar energy systems may not be located in a required street setback or street yard.
2. Ground-mounted solar energy systems may be located within required interior side and rear setbacks.
3. Ground-mounted solar energy systems are subject to applicable accessory structure height and lot coverage regulations.

14-79 Wireless Telecommunications

(1) Applicability

The regulations of this section apply to mobile service facilities.

(2) Purpose

The regulations of this section are intended to regulate mobile service facilities to the full extent allowed by Wis. Stats. § 66.0404 and other applicable laws. These regulations are not intended to regulate or authorize the regulation of mobile service facilities in a manner that is preempted

¹⁰New

or prohibited by Wis. Stats. § 66.0404 or other applicable laws.

(3) New Facilities and Substantial Modifications

(a) Applicability

The regulations of this subsection (3) apply to the siting and construction of new mobile service support structures and facilities and substantial modifications of existing mobile service support structures and facilities.

(b) Application and Fee

The applicant must submit to the zoning administrator a written application, which must include all of the following information. Applications for approval of a substantial modification must describe the proposed modifications, rather than the new structure.

1. The name and business address of, and the contact individual for, the applicant.
2. The location of the proposed tower.
3. The location of the mobile service facility.
4. A construction plan that describes the tower, equipment, network components, antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new tower.
5. An explanation of why the applicant chose the proposed location, and why the applicant did not choose collocation, including a sworn statement from the responsible party attesting that collocation within the applicant's service area would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome.
6. The application must be accompanied by the fee established by the common council to defray the cost of notification and holding of public hearing. Costs incurred by the city in obtaining legal, planning, engineering and other technical and professional advice in connection with the review and implementation of the conditional use will also be charged to the applicant. Such fee must be established by resolution of the common council and may not exceed the limits established by Wis. Stats. § 66.0404(4)(d).

(c) Determination of Completeness

The zoning administrator must review the application and determine whether the application is complete. The zoning administrator must notify the applicant of the determination within 10 days of receiving the application. If the application is found to be incomplete, such notice must specify in detail the missing information. Applicants are allowed to resubmit their applications as often as necessary to provide the required information.

(d) Review Procedure

Applications for new wireless telecommunications mobile service facilities and substantial modifications of existing facilities must be reviewed pursuant to the procedures set forth below:

1. After determining that an application is complete, the zoning administrator determines must forward the application to the plan commission for review. The plan commission must forward its recommendation to the common council for a public hearing on the matter.
2. Notice of the common council's public hearing must be published by the Clerk-Treasurer as a Class I notice. The Clerk-Treasurer must also provide by first class mail a copy of the public hearing notice to all owners of record of real property located within 300 feet of the property for which approval is sought.
3. Approval of a new wireless telecommunications mobile service facility or a substantial modification of an existing facility may not be granted unless the tower is located so that there is sufficient radius of clear land around the tower so that its collapse will be completely contained on the subject property. If an applicant provides the city with engineering certification showing that the tower is designed to collapse within a smaller area than the radius equal to the height of the tower, the smaller area must be used unless the city has and provides the applicant substantial evidence that the engineering certification is flawed.
4. All facilities must comply with all applicable state and federal regulations.

ARTICLE VII USES**14-79 Wireless Telecommunications****DRAFT****(e) Public Hearing and Decision**

1. The common council must make a decision on the application for a new wireless telecommunications mobile service facility or a substantial modification of an existing facility within 90 days of a completed application unless the time is extended by the applicant.
2. The decision must be in writing and a copy of the decision must be made a permanent part of the city records. If approval is not granted, the reasons for disapproval must be included in such record.
3. An official record of the decision must be prepared by the zoning administrator. The official record must include a description of the use for which the approval is granted and all conditions attached to such approval as well as a copy of the resolution of the common council approving the application. A copy of the completed form must be recorded at the Brown County Register of Deeds as a covenant on the title for the premises for which the approval was granted.

(f) Conditions of Approval

Conditions such as landscaping, architectural design, type of construction, floodproofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased setbacks, and similar considerations, as deemed appropriate may be required by the common council upon a finding that such conditions are necessary to fulfill the purpose and intent of this section.

(g) Limitations on Authority

The city's review and action on applications for new wireless telecommunications mobile service facilities or substantial modifications of existing facilities are subject to the limitations imposed by Wis. Stats. § 66.0404(4). If the applicant believes the city has exceeded its authority in this regard, the applicant must notify the common council in writing, in which case the common council reserves the right to reconsider the matter, to ensure that applicable laws are followed.

(4) Non-Substantial Modifications**(a) General**

Non-substantial changes, additions or other modifications to an existing mobile service support structure or mobile service facility are subject to the requirements of this subsection. The application together with applicable fees must be submitted to be made to the zoning administrator, who must review the application determine whether the changes, additions, or other modifications shown on the application constitute a non-substantial modification.

(b) Application Information

The applicant shall submit a written application that describes the applicant's basis for concluding that the modification is not substantial, and all of the following information:

1. The name and business address of, and the contact individual for, the applicant.
2. The location of the affected support structure.
3. The location of the proposed facility.

(c) Determination of Completeness

The zoning administrator must review the application and determine whether the application is complete. The zoning administrator must notify the applicant of the determination within 5 days of receiving the application. If the application is found to be incomplete, such notice must specify in detail the missing information. Applicants are allowed to resubmit their applications as often as necessary to provide the required information.

(d) Decision

The zoning administrator must make a decision on the application within a reasonable time after receipt of the completed application and no later than 45 days after receipt of the completed application unless the time is extended by the applicant. The decision must be in writing and a copy of the decision must be made a permanent part of the city records. If approval is not granted, the reasons for disapproval must be included in such record.

DRAFT**(e) Limitations on Authority**

The city's review and action on applications for non-substantial modifications of existing facilities are subject to the limitations imposed by Wis. Stats. § 66.0404(4). If the applicant believes the city has exceeded its authority in this regard, the applicant must notify the common council in writing, in which case the common council reserves the right to reconsider the matter or to direct the zoning administrator to reconsider the matter, to ensure that applicable laws are followed.

(5) Definitions

The definitions of this subsection apply only in administering and enforcing the wireless telecommunication mobile service facility regulations of this section (14-79).

(a) "Antenna" means communications equipment that transmits and receives electromagnetic radio signals and is used in the provision of mobile services.

(b) "Application" means an application for a permit under this section to engage in either:

1. The siting and construction of a new mobile service support structure and facilities.
2. With regard to a class 1 collocation, the substantial modification of an existing support structure and mobile service facilities or a class 2 collocation.

(c) "Class 1 collocation" means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a freestanding support structure for the facility but does need to engage in substantial modification.

(d) "Class 2 collocation" means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a freestanding support structure for the facility or engage in substantial modification.

(e) "Collocation" means class 1 or class 2 collocation or both.

(f) "Distributed antenna system" means a network of spatially separated antenna nodes that is connected to a common source via a

transport medium and that provides mobile service within a geographic area or structure.

(g) "Equipment compound" means an area surrounding or adjacent to the base of an existing support structure within which is located mobile service facilities.

(h) "Existing structure" means a support structure that exists at the time a request for permission to place mobile service facilities on a support structure is filed with city.

(i) "Fall zone" means the area over which a mobile support structure is designed to collapse.

(j) "Mobile service" has the meaning given in 47 USC 153 (33):

1. The term "mobile service" means a radio communication service carried on between mobile stations or receivers and land stations, and by mobile stations communicating among themselves, and includes:

a. Both one-way and two-way radio communication services,

b. A mobile service that provides a regularly interacting group of base, mobile, portable, and associated control and relay stations (whether licensed on an individual, cooperative, or multiple basis) for private one-way or two-way land mobile radio communications by eligible users over designated areas of operation, and

c. Any service for which a license is required in a personal communications service established pursuant to the proceeding entitled "Amendment to the Commission's Rules to Establish New Personal Communications Services" (GEN Docket No. 90-314; ET Docket No. 92-100), or any successor proceeding.

(k) "Mobile service facility" means the set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.

ARTICLE VII USES

14-79 Wireless Telecommunications

DRAFT

- (l) "Mobile service provider" means a person who provides mobile service.
- (m) "Mobile service support structure" means a freestanding structure that is designed to support a mobile service facility.
- (n) "Permit" means a permit, other than a building permit, or approval issued by a political subdivision that authorizes any of the following activities by an applicant:
 1. A class 1 collocation.
 2. A class 2 collocation.
 3. The construction of a mobile service support structure.
- (o) "Public utility" has the meaning given in Wisconsin Statutes.
- (p) "Search ring" means a shape drawn on a map to indicate the general area within which a mobile service support structure should be located to meet radio frequency engineering requirements, taking into account other factors including topography and the demographics of the service area.
- (q) "Substantial modification" means the modification of a mobile service support structure, including the mounting of an antenna on such a structure, that does any of the following:
 1. For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.
 2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10% or more.
 3. Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.
 4. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.
- (r) "Support structure" means an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building, or other structure.
- (s) "Utility pole" means a structure owned or operated by an alternative telecommunications utility, as defined in Wisconsin Statutes; public utility, as defined in Wisconsin Statutes; telecommunications utility, as defined in Wisconsin Statutes; political subdivision; or cooperative association organized under Wisconsin Statutes; and that is designed specifically for and used to carry lines, cables, or wires for telecommunications service, as defined in Wisconsin Statutes; for video service, as defined in Wisconsin Statutes; for electricity; or to provide light.

DRAFT**ARTICLE VIII. PARKING AND ACCESS**

14-80 General	8-1
14-81 Parking Ratios	8-2
14-82 Calculation of Required Parking	8-5
14-83 Parking Reductions and Credits	8-5
14-84 Long-Term Bicycle Parking	8-6

14-85 Location of Off-Street Parking	8-7
14-86 Parking Area Layout and Design	8-7
14-87 Driveways and Curb Cuts	8-8
14-88 Stacking Spaces	8-10
14-89 Loading	8-11

14-80 General**(1) Purpose**

- (a) The parking regulations of this article are intended to help ensure that off-street parking facilities are provided to meet the basic day-to-day needs of shoppers, employees, visitors and residents while also avoiding the negative impacts that can result from requiring excessive quantities of off-street parking.
- (b) The provisions of this article are also intended to help protect the public health, safety and general welfare by:
 - 1. Promoting economically viable and beneficial use of land; and
 - 2. Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the city.

(2) Applicability¹

- (a) **General.** Off-street parking must be provided and maintained in accordance with the provisions of this article. Unless otherwise expressly stated, the regulations apply to all zoning districts and uses.
- (b) **New Uses and Development.** The parking regulations of this article apply to all new buildings constructed and all new uses established in all zoning districts.
- (c) **Change of Use.** If a new use of a building or structure requires more off-street parking than exists on the subject site and the zoning administrator determines that parking demand and spillover parking creates traffic hazards or unreasonable congestion, the zoning administrator is authorized to require the installation of additional off-street parking

to comply with the parking requirements of this article.

(d) Enlargements and Expansions

- 1. The parking regulations of this article apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity or other units of measurement used in establishing off-street parking requirements.
- 2. In the case of enlargements or expansions that trigger requirements for additional parking, additional spaces are required only to serve the enlarged or expanded area, not the entire building or use. There is no requirement to address parking deficits associated with existing, lawfully established buildings or uses.²

- (e) **Damage or Destruction.** When a use that has been damaged or destroyed is re-established, off-street parking or loading facilities must also be re-established or continued in operation in an amount equal to the number maintained at the time of such damage or destruction. It is not necessary, however, to restore or maintain parking or loading facilities in excess of those required by this zoning ordinance.³

- (f) **Maintenance.** Off-street parking spaces required by this zoning ordinance must be maintained for the life of the principal use.

(3) Plans

All applications for a building permit must be accompanied by a fully dimensioned and scaled plan showing parking, driveway and loading facilities provided to comply with this zoning

¹ These provisions, added for clarity, are mostly new.

² Current ordinance requires that at least 50% of any existing deficiency be corrected.

³ Current ordinance requires that re-established uses meet minimum parking requirements.

ARTICLE VIII PARKING AND ACCESS

14-81 Parking Ratios

DRAFT

ordinance. If no building permit is required, such plans must be submitted with the occupancy certificate application.

(4) Accessible Parking

Accessible parking facilities (for persons with disabilities) must be provided in accordance with all applicable state and federal regulations.

(5) Use of Off-Street Parking Areas

- (a) Required off-street parking spaces are intended to serve residents, tenants, patrons, employees, or guests of the principal use. Required off-street parking areas may be used solely for the temporary parking of licensed motor vehicles in operating condition.
- (b) Required off-street parking spaces may not be used for the storage, display or sale of goods equipment or materials. No motor vehicle repair work of any kind is permitted in a required parking space.
- (c) The city inspector is authorized to issue a permit for temporary seasonal use of off-street parking areas for display and sales of holiday and seasonal items (e.g., spring gardening supplies and Christmas trees).
- (d) Required spaces may be used for electric vehicle charging (see also [14-78\(4\)](#)).

(6) Traffic Impact Analyses

A traffic impact analysis (TIA) must be submitted for review by the public works director prior to approval of any rezoning, conditional use or site plan application that proposes more than 250 off-street parking spaces. TIAs must provide an evaluation of the impacts that the proposed development will have on traffic conditions, transit users, pedestrians and bicyclists.

14-81 Parking Ratios

(1) MX1 District

- (a) **Minimums.** No minimum off-street motor vehicle parking ratios apply to nonresidential uses in the MX1 district.
- (b) **Maximums.** Nonresidential uses in the MX1 district may not provide parking in excess of 125% the minimum motor vehicle parking ratios established in [Table 8-1](#). No maximum ratio applies to uses without a minimum parking ratio.

(2) Other Districts

For all uses in districts other than MX1, off-street parking spaces must be provided in accordance with the minimum ratios established in [Table 8-1](#).

TABLE 8-1 — PARKING RATIOS

USE CATEGORY	Minimum Number of Motor Vehicle Parking Spaces Required (see 14-84 for more information on bicycle parking)
Use Subcategory	
Specific Use Type	
RESIDENTIAL	
Household Living	
Single-Household	2 per DU
Two-Household	2 per DU
Three+-Household	1 per DU in MX1; 1.25 per DU + 0.25 per bedroom for 2+ bedroom DU in all other districts
Group Living	
	1 per 4 driving-age residents + 1 per 2 employees; minimum 2 spaces
PUBLIC AND CIVIC	
Cemetery	No minimum
Club or Lodge	1 per 200 sf
College or University	As established per 14-82(6)
Hospital	1 per 2 employees + 1 per 4 beds
*DU=dwelling unit sf = sq. ft.	

ARTICLE VIII PARKING AND ACCESS

14-81 Parking Ratios

DRAFT**TABLE 8-1 — PARKING RATIOS**

USE CATEGORY	Minimum Number of Motor Vehicle Parking Spaces Required (see 14-84 for more information on bicycle parking)
Use Subcategory Specific Use Type	
Library or Cultural Exhibit	1 per 2 employees + 1 per 600 sf
Parks and Recreation	As established per 14-82(6)
Religious Assembly	With fixed seating = 1 per 6 seats; Without fixed seating = 1 per 200 sf
Safety Service	1 per 2 employees
School	
Elementary or Middle School	1 per employee
Senior High School	1 per employee + 1 per 4 students
Utilities and Public Service Facilities	
Minor	No minimum
Major	1 per 2 employees
COMMERCIAL	
Animal Service	
Boarding	1 per employee
Grooming	1 per 2 employees + 1 per 400 sf
Veterinary	1 per employee + 1 per 400 sf
Assembly and Entertainment	With fixed seating = 1 per 6 seats; Without fixed seating = 1 per 200 sf
Business or Trade School	1 per employee + 1 per 6 students
Commercial Service	
Consumer Maintenance & Repair	1 per 400 sf
Personal Service	1 per 400 sf
Studio or Instructional Service	1 per 400 sf
Day Care	
Family Day Care Home	As required for type of residential dwelling unit
Group Day Care Center	1 per 10 enrollees + adequate off-street loading and unloading space, as determined as part of site plan review process
Adult Day Care Facility	
Eating and Drinking Places	
Restaurant	1 per 200 sf
Bar	1 per 100 sf
Financial Service (except as below)	1 per 400 sf
Convenient Cash Business	1 per 400 sf
Pawnshop	1 per 200 sf
Funeral or Mortuary Service	With fixed seating = 1 per 6 seats; Without fixed seating = 1 per 200 sf
Lodging	
Bed & Breakfast	2 + 1 per guest room
Short-term Rental	As required for type of residential dwelling unit
Hotel/Motel	1 per guest room + plus spaces required for any restaurant or conference space
Medical Service	1 per employee + 1 per 400 sf
Office	1 per 400 sf
*DU=dwelling unit sf = sq. ft.	

ARTICLE VIII PARKING AND ACCESS

14-81 Parking Ratios

DRAFT

TABLE 8-1 — PARKING RATIOS

USE CATEGORY	Minimum Number of Motor Vehicle Parking Spaces Required (see 14-84 for more information on bicycle parking)
Use Subcategory	
Specific Use Type	
Parking, Non-accessory	No minimum
Retail Sales	
Convenience Goods	1 per 400 sf
Consumer Shopping Goods	1 per 400 sf
Building Materials & Supplies	1 per 800 sf
Sexually Oriented Business	1 per employee + 1 per 200 sf
Sports & Recreation, Participant	1 per 2 employees + 1 per 400 sf
Vehicle Sales and Service	
Fueling Station	1 per 2 employees + 1 per 400 sf
Vehicle Sales	1 per employee + 1 per 600 sf of indoor sales, rental/customer service area
Vehicle Rental	
Vehicle Maintenance & Repair, Minor	1 per 2 employees + 2 per service bay (see also 14-88)
Vehicle Maintenance & Repair, Major	
INDUSTRIAL	
Fabrication and Production	1 per 500 sf
Industrial Service	1 per 500 sf
Storage, Distribution and Wholesaling	1 per 1,000 sf
Junk or Salvage Yard	1 per 1,000 sf
RECYCLING	
Construction/Demolition Debris	1 per 1,000 sf
Consumer Material Drop-off	1 per 1,000 sf
Consumer Material Processing	1 per 1,000 sf
AGRICULTURAL	
Crop Agriculture	No minimum
Animal Agriculture	No minimum
Community Garden	No minimum
OTHER	
Drive-in/Drive-through Service	As required for principal use + stacking spaces per 14-88
*DU=dwelling unit sf = sq. ft.	

DRAFT**ARTICLE VIII PARKING AND ACCESS**
14-82 Calculation of Required Parking**14-82 Calculation of Required Parking**

In determining the number of parking spaces required, the following calculation rules apply:

(1) Multiple Uses

Lots containing more than one use or tenant must provide parking in an amount equal to the total aggregate number of spaces required for each use or tenant on the lot except when a shared parking arrangement is approved in accordance with [14-83\(5\)](#).

(2) Rounding

When calculating off-street parking requirements, any fractional result of less than one-half is rounded down to the whole number and any fractional result of one-half or more is rounded up to the whole number.

(3) Floor Area (Square Feet)

For purposes of calculating off-street parking requirements based on square feet of floor area, the sum of the gross horizontal areas of the several floors of the building or portion thereof devoted to such use are counted. However, the following are not counted:

- (a) Areas devoted primarily to storage purposes;
- (b) Area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space; and
- (c) Basement floor area other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

(4) Floor Area Exemptions

When minimum off-street parking ratios exempt the first increment of floor area, such exemption is credited to each individual use, whether located in a single- or multi-tenant development.

(5) Unlisted Uses

Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the zoning administrator is authorized to apply the off-street parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a minimum off-street parking requirement for the proposed use in accordance with [14-82\(6\)](#).

(6) Establishment of Other Parking Ratios

The zoning administrator is authorized to establish required minimum parking ratios for unlisted uses

and in those instances where authority to establish a requirement is expressly granted. Such ratios must be established on the basis of (1) a similar use determination, as described in [14-70\(2\)\(e\)](#); (2) parking data provided by the applicant; or (3) other information available to the zoning administrator. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable local uses or on external data from credible research organizations, such as the Urban Land Institute (ULI) and the Institute of Transportation Engineers (ITE). Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

14-83 Parking Reductions and Credits**(1) Special Assessments**

The motor vehicle parking ratios of [Table 8-1](#) do not apply to those properties that have accepted special assessments for parking facilities constructed and maintained by the city.

(2) Long-term Bicycle Parking

Each 6 long-term bicycle parking spaces provided in accordance with [14-84](#) is credited as one motor vehicle space.

(3) Public Parking

Nonresidential uses are credited for parking spaces within a nearby public parking lot or public parking garage, as follows:

- (a) Minimum parking requirements for the subject use are reduced by one parking space for every 4 parking spaces within the public parking lot or garage, not to exceed a total reduction of more than 25 spaces;
- (b) The nearest pedestrian entrance to the public parking lot or garage must be located within 1,500 feet of the lot on which the subject use is located; and
- (c) The parking facility must be open to the general public from at least 6:00 a.m. to 10 p.m.

(4) On-Street Parking

Nonresidential uses are credited for on-street parking spaces on public street rights-of-way abutting the subject property. One on-street parking space credit may be taken for each 20 linear feet of abutting right-of-way where on-street

ARTICLE VIII PARKING AND ACCESS

14-84 Long-Term Bicycle Parking

DRAFT

parking is allowed. Only space on the same side of the street as the subject use may be counted, except that the opposite side of the street may be counted if the property on that side of the street does not have the potential for future development. In calculating credit for on-street parking, all fractional spaces are rounded down.

(5) Shared Parking⁴

- (a) **General.** Shared parking refers to the practice of 2 or more users who need parking at different times to agree to make use of the same motor vehicle parking spaces. Shared parking is encouraged as a means of conserving scarce land resources, reducing stormwater runoff, reducing the heat island effect caused by large paved areas and improving community appearance.
- (b) **Eligibility.** The zoning administrator is authorized to approve shared parking for nonresidential uses that have different periods of parking demand. Required residential parking spaces and accessible parking spaces (for people with disabilities) may not be shared.
- (c) **Submittal Requirements and Methodology**
 - 1. Applicants proposing to use shared parking as a means of reducing overall motor vehicle parking requirements must submit:
 - a. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
 - b. The location and number of parking spaces that are being shared; and
 - c. A legal instrument such as a deed or long-term lease guaranteeing access to the parking for the shared parking users. The agreement is subject to approval by the city attorney and must be recorded in the Brown County Register of Deeds office.

(6) Alternative Compliance

The motor vehicle and bicycle parking ratios of [14-81](#) are not intended to be a barrier to development or redevelopment or to make development and redevelopment economically

impractical or negatively impact the viability of businesses. In order to allow for flexibility in addressing the actual expected parking demand of specific uses, alternatives to the parking requirements of this article may be approved through the site plan procedures of [14-124](#) only if:

- (a) The applicant submits a parking study demonstrating that the motor vehicle parking ratios of [14-81](#) do not accurately reflect the actual day-to-day parking demand that can reasonably be anticipated for the proposed use based on field surveys of observed parking demand for similar use within the city or on external data from credible research organizations, such as the Urban Land Institute (ULI) or the Institute of Transportation Engineers (ITE);
- (b) The plan commission determines that the other allowed parking reduction and credit provisions of this section are infeasible or do not apply; and
- (c) The plan commission determines that the reduced parking ratios proposed are not likely to cause material adverse impacts on traffic circulation and safety or on the general welfare of property owners and residents in the surrounding area.

14-84 Long-Term Bicycle Parking

(1) Purposes

Long-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for long time periods, primarily employees and residents.

(2) Spaces Required

Long-term bicycle parking and storage is not required, but as a means of encouraging the provision of long-term bicycle parking spaces for employees and bicycle commuters, motor vehicle parking credit is offered in accordance with [14-83\(2\)](#).

(3) Location and Design

- (a) **Design and Location.** Long-term bicycle parking spaces provided to receive parking credit in accordance with [14-83\(2\)](#) must:
 - 1. Be located with direct access by the bicycle rider, without requiring use of stairs;

⁴ Shared parking allowed under current ordinance only with plan commission approval.

DRAFT**ARTICLE VIII PARKING AND ACCESS**
14-85 Location of Off-Street Parking

2. May not be located in dwelling units or on dwelling unit balconies;
3. Must protect the entire bicycle, its components and accessories against theft and inclement weather, including wind-driven rain and snow.
4. Must be designed to allow bicycles to be securely locked to a bicycle rack, or be located in a bicycle locker with a separate access door for each bike or in an attended bike room.

14-85 Location of Off-Street Parking**(1) General**

Except as otherwise expressly stated in this article, required off-street parking areas must be located on the same lot as the building or use they are required to serve.

(2) Off-site Parking

- (a) **When Allowed.** All or a portion of required off-street parking for nonresidential uses may be provided off-site, in accordance with the regulations of this section. Required accessible parking spaces and required parking for residential uses may not be located off-site.
- (b) **Location.** Off-site parking areas must be located within 500 feet of the use served by such parking, measured between the nearest public entrance door of the use to be served and the outer perimeter of the furthest parking space within the off-site parking lot. Off-site parking lots are allowed only in zoning districts that permit non-accessory parking or that allow the principal use to be served by the off-site parking spaces.
- (c) **Design.** Off-site parking areas must comply with all applicable parking area design regulations of [14-86](#).
- (d) **Control of Off-Site Parking Area.** The property to be occupied by the off-site parking facilities must be under the same ownership as the lot containing the use to be served by the parking. The off-site parking area may be under separate ownership only if a legal instrument is provided, guaranteeing the long-term availability of the off-site parking. The agreement is subject to approval by the city attorney and must be recorded in the

Brown County Register of Deeds office. Any proposed changes to the agreement must also be submitted to the city attorney for review and approval.

14-86 Parking Area Layout and Design**(1) Applicability**

The parking layout and design regulations of this section apply to all off-street parking lots for motor vehicles, whether containing required or non-required parking spaces.

(2) Ingress and Egress

All parking areas must be designed to allow vehicles to enter and exit a street and cross public sidewalks in a forward motion, except that this requirement does not apply when motor vehicle access is to a local street.

(3) Parking Stall Size

- (a) **Standard Spaces.** Except as expressly allowed for compact spaces or as expressly required for accessible parking spaces, parking spaces must be designed as "standard" size spaces, in accordance with [Table 8-2](#). Up to 2 feet of the front of a standard parking space, as measured from a line parallel to the direction of the bumper of a vehicle using the space, may be landscaped area instead of paved. Such areas counts toward interior parking lot landscaping requirements.
- (b) **Compact Spaces.** Up to 20% of the parking spaces in parking lots containing more than 10 parking spaces may be designated and designed as compact parking spaces. Compact parking spaces must be designed in accordance with [Table 8-2](#). When compact parking spaces are used, at least 80% of the total number of parking spaces provided must be standard-size parking spaces.

(4) Parking Lot Geometrics

- (a) Parking areas must be designed in accordance with [Table 8-2](#), which shows minimum dimensions for various parking layouts (angles). Requirements for layouts or angles not shown in [Table 8-2](#) may be interpolated from the layouts shown, as approved by the zoning administrator.⁵

⁵ These dimensions differ from the current ordinance

ARTICLE VIII PARKING AND ACCESS

14-86 Parking Area Layout and Design

DRAFT

TABLE 8-2 — PARKING LOT GEOMETRICS

Stall Type	A Stall Angle	B Stall Width	C Stall Length	D Aisle Width
Standard	0°	8.5	20.0	12.0
Compact	45°	8.0	16.0	15.0
Standard		8.5	18.5	15.0
Compact	60°	8.0	16.0	18.0
Standard		8.5	18.5	18.0
Compact	90°	8.0	16.0	24.0
Standard		8.5	18.5	24.0

(5) Vertical Clearance

All required parking spaces must have overhead vertical clearance of at least 7 feet.

(6) Marking

The location of each parking space must be identified by surface markings at least 4 inches in width and be maintained so as to be readily visible at all times.

(7) Surfacing

- All off-street parking areas and access drives must be surfaced and maintained with an asphaltic or Portland concrete pavement or or such other hard, dust-free surfaces approved by the director of public works.
- Pavement areas are limited to only necessary drives, walkways and parking spaces; all other areas must be landscaped.

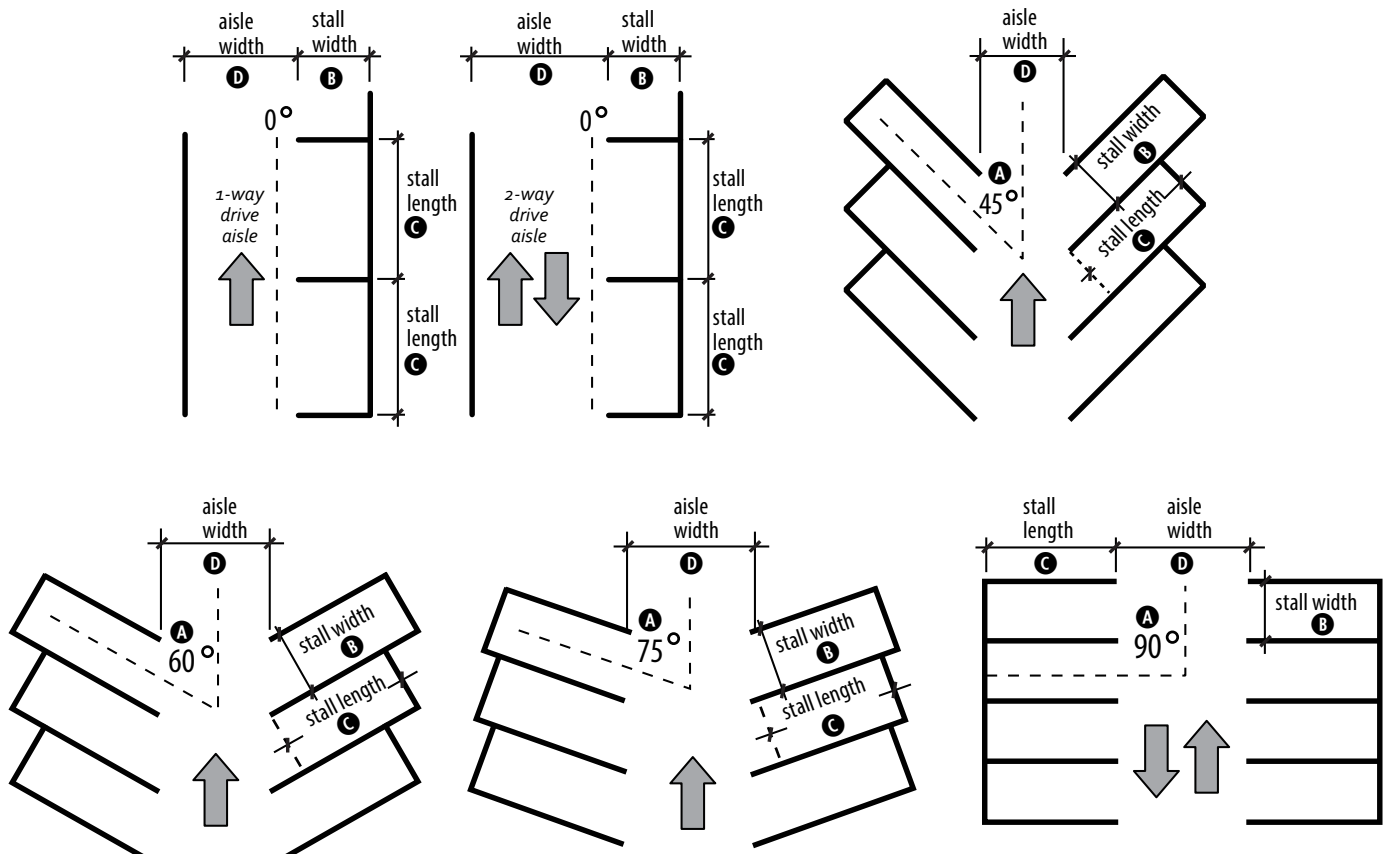
(8) Tandem and Stacked Parking

- Tandem parking spaces may be used to satisfy parking requirements for household living uses when the parking spaces are assigned to the same dwelling unit.
- Tandem and stacked parking spaces may be used to satisfy off-street parking requirements for other use types when an attendant is on duty during all hours of operation of the subject use.

(9) Curbs and barriers

Curbs or similar barriers approved by the zoning administrator must be provided to prevent motor

Figure 8-1. Parking Lot Geometrics



DRAFT**ARTICLE VIII PARKING AND ACCESS**
14-87 Driveways and Curb Cuts

vehicles from encroaching into required setbacks and landscape areas, as follows:

- (a) All open off-street parking areas must provide a 6-inch curb or approved wheel barrier when abutting required setbacks, landscape areas and adjoining property lines.
- (b) Wheel barriers must be located at least 2 feet from the edge of pavement or the area to be protected from encroachment.

14-87 Driveways and Curb Cuts**(1) General**

- (a) Curb cuts require public works department approval.
- (b) Driveways require development service department approval.
- (c) Driveway approaches and curb cuts are also subject to the regulation of Chapter 22 of the Municipal Code.

(2) Number

- (a) The number of driveways on a single lot is limited in accordance with [Table 8-3](#).

TABLE 8-3 — NUMBER OF DRIVEWAYS	
Zoning/Use	Maximum Number Permitted
Commercial	1 two-way or 2 one-way per 100 feet of street frontage
Industrial	1 two-way or 2 one-way per 200 feet of street frontage [1]
Residential	
Single-household	1 two-way or 2 one-way
Two-household	1 per dwelling
All other residential	Same as commercial

[1] Unless otherwise approved by the plan commission as part of site plan approval process⁶

(3) Width

- (a) Driveways are subject to the driveway width regulations of [Table 8-4](#).

⁶ This appears to conflict with other ordinance language authorizing review/approval of "waiver" requests by "board of public works"

TABLE 8-4 — DRIVEWAY WIDTH

Zoning/Use	Maximum Dimension (feet)		
	Width at Property Line	Flare	Opening
Residential			
Single-household (one-way loop drive with two curb cuts)	15	5	25
Two-household (single driveway) [1]	25	2.5	45
All other residential	30	5	40
Commercial			
One-Way	15	10	35
Two-Way	25	10	45
Industrial (curb and gutter)			
One-Way	20	20	60
Two-Way	35	20	75
Industrial (no curb and gutter)			
One-Way	20	45	110
Two-Way	35	45	125

[1] See paragraph (c) of this subsection for supplemental regulations.

[2] Driveways regulatory used for access by semi-tractor trailers are subject to industrial driveway regulations

- (b) The building inspector is authorized to approve driveway widths that exceed the regulations of [Table 8-4](#) for that portion of a driveway located behind the right-of-way line/ front lot line if all of the following conditions are present:
 1. The lot is not occupied by a single or two-household residence with a center driveway;
 2. The increased width encroaches only into the front setback that is adjacent to the nearest interior side setback;
 3. The outer edge of the widened surface does not extend closer than 2 feet to the abutting lot line; and
 4. The widened portion is tapered into the allowed maximum width at the property line over a distance of at least 36 inches.
- (c) Two-unit houses may use a shared (center) driveway with a width of more than 25 feet only if the driveway is designed and

ARTICLE VIII PARKING AND ACCESS

14-88 Stacking Spaces

DRAFT

constructed with a center landscape divider, as follows:

1. The landscaped divider must be provided in the center of the shared driveway, commencing at the interior sidewalk line and running to the garage. It must be at least 3 feet in width and be planted in grass, or a combination of decorative stone and plants or grass.
 2. Driveway on lots occupied by a two-unit house and constructed to include the required divider landscape area will be considered a single driveway for purposes of complying with the driveway and curb cut regulations of this section.
- (d) In the X districts, the hierarchy of allowed driveway locations is as follows:
1. Where an alley exists, driveways must be accessed from the alley, unless otherwise determined by the public works director.
 2. When no alley exists, driveways must be accessed from non-primary streets.
 3. When no alley and no non-primary street exists, driveways may be accessed from a primary street.
 4. Alternative driveway locations may be approved in accordance with the design exception procedures of [14-125](#).

(4) Separation and Spacing

- (a) Driveway openings must be spaced at least 15 feet apart, measured at the curb line.
- (b) Driveway openings must be set back from intersections in accordance with the regulations of [Table 8-5](#).

TABLE 8-5 — SPACING FROM INTERSECTIONS

Zoning/Use	Street	Min. Distance (feet)[1]
Residential	All	25
Commercial	Local	25
Commercial	Collector or Arterial	100
Industrial	All	100
Commercial	Collector or Arterial	100

[1] Measurements taken at the curb line. Driveway flares may not extend beyond the lot line.

14-88 Stacking Spaces⁷

(1) Spaces Required

In addition to the parking required for each use, establishments with drive-through facilities must provide stacking spaces for each drive-through station as indicated in Table 8-6.

TABLE 8-6 — STACKING SPACE REQUIREMENTS

Use/Type	Minimum Spaces (per lane)
Automated Teller Machine	2 (measured from ATM)
Bank	3 (measured from service area)
Car Wash, Automated or Custer-Operated	2 (measured from vehicle entrance)
Car Wash, Attendant, Hand Wash	3 (measured from vehicle entrance)
Drug Store	2 (measured from pick-up window)
Restaurant	4 (measured from order board)
Kiosk	2 (measured from service window)
Other	As approved by zoning administrator

(2) Dimensions

Each lane of stacking spaces must be at least 8 feet in width and at least 17 feet in length. Stacking lanes must be delineated with pavement markings.

(3) Location and Design

Stacking lanes must be located on the subject property. They may not be located within required driveways or drive aisles, parking spaces or loading areas and may not interfere with access to parking and ingress and egress from the street.

(4) Pedestrian Access

The principal pedestrian access to the entrance of the use from a public sidewalk may not cross the drive-through facility stacking lane.

14-89 Loading⁸

- (1) All uses engaged in receiving or shipping goods by truck or large delivery vehicles must provide loading and unloading facilities, as determined by the plan commission.

⁷ New regulations

⁸ Revised for additional flexibility

DRAFT

- (2) Loading spaces must have a minimum width of 10 feet and a minimum length of 25 feet, with a minimum overhead clearance of 15 feet.
- (3) Loading spaces may not be located on a front facade.
- (4) Except as expressly allowed in city-designated commercial loading zones, vehicle maneuvering areas and loading and unloading activities must occur on-site, not within the public right-of-way.
- (5) All loading spaces must be posted with signs prohibiting engine idling for more than 5 minutes.
- (6) All loading areas and access drives must be surfaced and maintained with an asphaltic or Portland cement binder concrete or other dustless, all-weather surface approved by the public works director.
- (7) All off-street loading areas adjacent to R zoning districts must be completely screened from view by building walls, fences, plant material at least 8 feet in height.

ARTICLE VIII PARKING AND ACCESS

DRAFT

DRAFT**ARTICLE IX. BUILDING AND SITE DESIGN**

14-90 General	9-1	14-93 Auto-Oriented Structures	9-17
14-91 Building Facade Materials	9-1	14-94 Outdoor Storage.....	9-18
14-92 Building Design Elements.....	9-7	14-95 Refuse and Recyclable Materials Storage	9-18

14-90 General**(1) Applicability**

The design regulations of this section apply to all building types in X districts, unless otherwise stated.

(2) Intent**(a) General**

The regulations of this section [14-90](#) are intended to improve the physical quality of buildings, improve the long-term value and durability of buildings, enhance the pedestrian experience, and protect or establish the character of the city.

(b) Durable, High Quality

The minimum design regulations are intended to ensure use of well-tested, high quality, durable, weather-resistant, exterior grade, preferably natural materials on the majority of finished surfaces, while permitting a wider range of materials for details. High quality materials can improve the quality of buildings in that they weather well, have a lower failure rate, require a low level of maintenance, have a longer life cycle and sense of permanence, and maintain higher long term value.

(c) Simple, Well Organized Facades

The design regulations are intended to promote simpler, well organized facades that are easy to comprehend and have a clear hierarchy.

(d) Human-Scaled Building Units

The design regulations are intended to yield building facade proportions that are

comfortable to and in line with the scale of people. Additionally, a high level of detail relates facades to pedestrians and makes them more interesting and inviting.

14-91 Building Facade Materials**(1) Applicability**

The regulations of this section apply to all buildings and building types in the X, RM, O, C, P, and I districts, unless otherwise stated.

(2) Major Facade Materials

At least 70% of each street facade surface, not including window and door areas, must be composed of major materials in accordance with the regulations of [Table 9-1](#).

(a) Simplicity of Surface Materials

At least 60% of each building, not including window and door areas, must be faced of a single major material. See [Figure 9-1](#).

(b) Side and Rear Facades

Permitted major facade materials must continue around the corner of a building from the street facade onto the side or rear facade for no less than 30 feet along the side or rear facade. Refer to [Table 9-1](#).

(c) Other Materials

A design exception may be approved in accordance with [14-125](#) for materials not listed as permitted major materials, with the exception of those materials listed in [Table 9-4](#) as prohibited materials.

ARTICLE IX BUILDING AND SITE DESIGN

14-91 Building Facade Materials

DRAFT

(d) **Color**

In the MX1 district only, fluorescent colors shall not be applied as a facade finish.

(3) Minor Facade Materials

(a) **Maximum Minor Materials for Surface Areas**

A maximum of 30% of each street facade surface, not including window and door areas, may be composed of minor facade materials in accordance with the regulations of [Table 9-2](#). Minor facade materials may also be utilized on non-street facades as defined in [Table 9-2](#).

(b) **Accents and Details**

Additional materials are permitted for trim, accents, and details in accordance with the regulations of [Table 9-3](#), not included in the maximum surface area.

(c) **Other Materials**

A design exception may be approved in accordance with [14-125](#) for materials not listed as permitted minor materials or accent and detail materials, with the exception of those materials listed in [Table 9-4](#) as prohibited materials.

(4) Pitched Roof Materials

Allowed pitched roof materials include dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. Engineered wood or engineered slate may be approved through the design exception process.

(5) Accessory Buildings

Accessory buildings including sheds and warehouses shall meet all building material regulations, except an accessory building may be 100% metal if all of the following conditions are met:

- (a) The building is less than 1,200 square feet;
- (b) The building is not visible from any property line, residential district, or public and institutional district;
- (c) The building is less than 20 feet in height; and
- (d) The metal color is the same as a color on the principal structure.

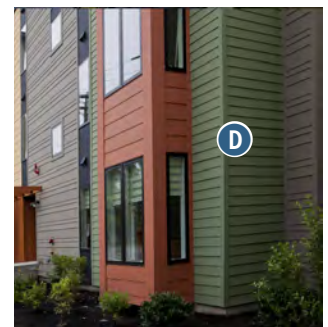
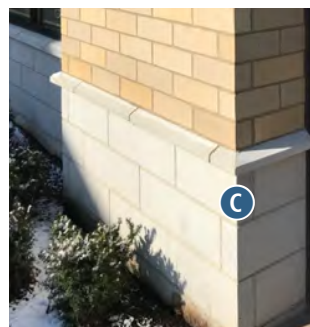
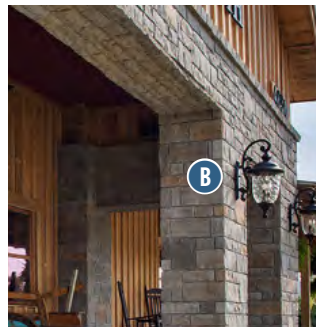
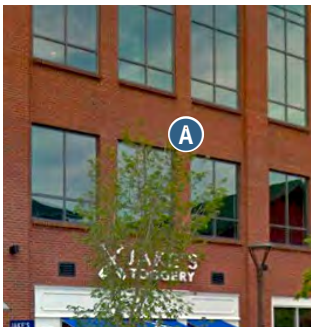


Figure 9-1. Major and Minor Materials on a Facade

TABLE 9-1 — ALLOWED MAJOR FACADE MATERIALS

MAJOR FACADE MATERIAL (alphabetical)		DISTRICTS				
		X, P	RM	O	C	BP, I
A Brick full dimensional, unit, face brick		●	●	●	●	●
Brick economy size; or thin, veneer		-	-	●	●	●
B Concrete Masonry Units architectural, minimum 3" depth, "artisan stone" C look, varied sizes, (Eschelon Masonry or approved equal), "stone" face, "hewn stone", rock cut		●	●	●	●	●
Concrete Masonry Units minimum 3" depth, split-faced, burnished/ground face, glazed, or honed,		-	-	●	●	●
D Fiber Cement Board finished lap siding or shingles		● Commercial Cottage and Row Building only	-	-	-	-
E Glass curtain wall system		● except Commercial Manor and Row Building	●	●	●	●
Metal architectural panel system with 35% ground level brick, approved concrete masonry units, or stone		● MX1, GX1 only	-	-	-	●
Stone natural veneer		●	●	●	●	●
F Wood painted, stained, or treated lap siding, shingles		● Commercial Manor and Row Building only	●	-	-	-

KEY: ● = allowed



ARTICLE IX BUILDING AND SITE DESIGN

14-91 Building Facade Materials

DRAFT

TABLE 9-2 — MINOR FACADE MATERIALS

All allowed major facade materials may be used for minor facade materials, unless otherwise listed as prohibited in Table 9-4.

MINOR FACADE MATERIAL (alphabetical)	Allowed on Buildings in these Districts	Allowed Facades	Maximum Amount on each Facade
Brick, Economy economy size; or thin, veneer	All	Non-street facades only	100%
Concrete Surfaces textured unfinished	BP, I districts only	All	30%
Concrete Surfaces finished stained, painted, treated	All	O, C, BP, I districts: all facades All other districts: below first floor only	30%
Concrete Masonry Units minimum 3" depth, split-faced, burnished/ ground face, glazed, or honed,	All except Commercial Manor	Non-street facades only; In & I districts, all facades	100%
G Fiber Cement Board, Composite finished panels	All	All, except a major material is required at grade up to 2 feet and adjacent to entrances	30%
Glass curtain wall system	All except Commercial Manor	All	30%
Glass Block	All except Commercial Manor	Non-street facades only	20%
H Metal architectural panel system	MX1, GX1, BP, I only	All, except a major material is required at grade up to 2 feet and adjacent to entrances	30%
Metal, Composite aluminum composite materials (ACM) or panels (ACP)	MX1, GX1, O, BP, I, P only	Non-street facades only	30%
Metal Siding coated siding with concealed fasteners	BP, I only	Rear facades only	100%
I Metal, Corten panels or panel systems, not ribbed or corrugated	MX1, GX1, O, BP, I, P only	All	30%
J Stucco cement-based, 2- 3 layer hard coat	All	Only 3rd or higher stories all facades	30%
Stucco synthetic or with elastomeric finishes	All	Only 3rd or higher stories all facades	30%
Terra Cotta or Ceramic tiles or panels	All	All	20%
K Translucent Panel System double-wall, polycarbonate panels	All except Commercial Manor	All	20%
Vinyl Siding minimum 0.42 inches thick	Allowed only on Row Building	All	30% of street facade, 100% on other facades
L Wood natural, aged lap siding, shingles, rain- screen system	All	All	30%
M Wood, Composite rainscreen system	All	All	30%

DRAFT

ARTICLE IX BUILDING AND SITE DESIGN

14-91 Building Facade Materials

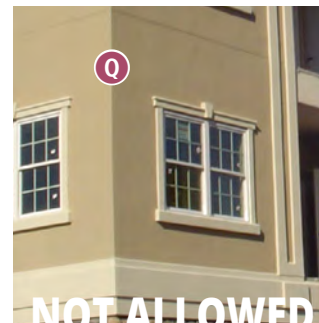
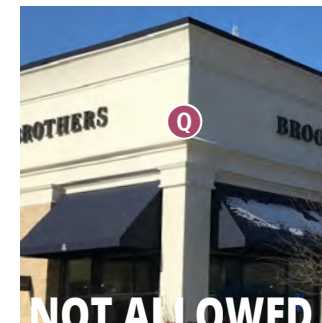
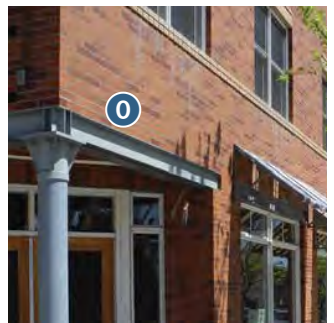
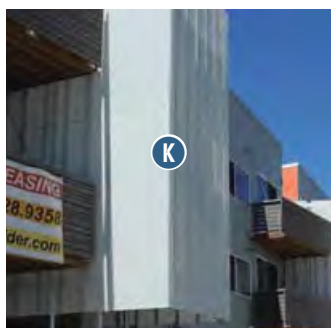
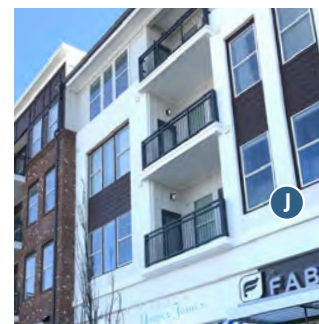
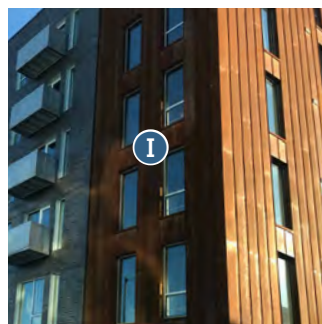
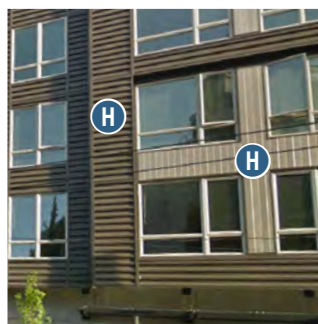
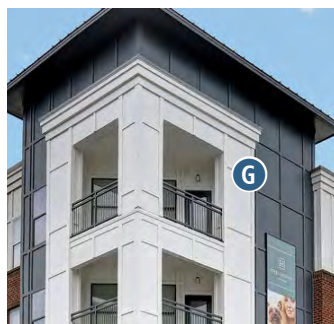
TABLE 9-3 — ALLOWED DETAIL AND ACCENT MATERIALS (all facades)

All permitted major and minor facade materials may be used for details, trim, and accents, unless otherwise listed as prohibited in [Table 9-3](#).

N	Concrete Details precast stone ornamentation, lintels, sills, banding, columns, beams
	Fiber Cement Details trim, soffits
O	Metal Details trim, ornamentation, lintels, beams, columns
	Wood and Wood Composite Details painted/treated trim, soffits, other approved details
P	Vinyl Details limited to soffits, window trim; minimum .042 inches thick

TABLE 9-4 — PROHIBITED MATERIALS (all facades)

Q	Stucco Mouldings or Synthetic Stucco Mouldings trim, sills, cornices, banding, columns, pilasters or other 3 dimensional details
	Wood Unfinished, untreated plywood and wood panels



ARTICLE IX BUILDING AND SITE DESIGN

14-92 Building Design Elements

DRAFT

(6) Materials Installation Quality

The intent of the materials installation quality regulations is to advance the quality of construction, durability, and aesthetics of new buildings, specifically related to application and detailing of facade materials. Changes in vertical surface materials for buildings must comply with the following regulations:

(a) Changes in Surface Materials

Changes in surface materials, whether major materials or minor materials, may only occur at concave corners, minimum 12 inches deep. Surface materials are materials intended to cover the facade surface (such as unit materials, siding, stucco, panels) and do not include detail materials, such as but not limited to cast stone for lintels or cornices, exposed metal beams, or any material used to create a shadow line.

(b) Materials Hierarchy

Unit materials must be elevated from the face of the building above less detailed, surface materials. For example, stucco, as a constant surface material, must be recessed behind a bricked surface. See [Figure 9-2](#) for an example, where Material A is brick, Material B metal panels, and Material C stucco.

(c) Shadow Lines on Surfaces

Shadow lines must be created at changes in materials with solid materials of a thickness that is greater than 2 inches, such as cast stone, masonry, or stone. For example, cast stone pieces may be offset to create a shadow, where the convex corner of the piece is used to create the corner of the detail.

(d) Appropriate Grade of Materials

Except the Row Building, all doors, windows, and hardware must be of commercial grade quality.

(e) Applique Materials

Materials used to create shadow lines must be at least 2.5 inches thick.

(f) Stucco Installation

Any stucco construction must be of the highest installation quality and comply with the following criteria:

1. All stucco joints must be aligned along the facade in the pattern shown on the elevations submitted for the site plan approval. Joints must also align with the locations of windows and doors and other changes in material.
2. The stucco wall assembly must be indicated on the plans specifying stucco type and construction.

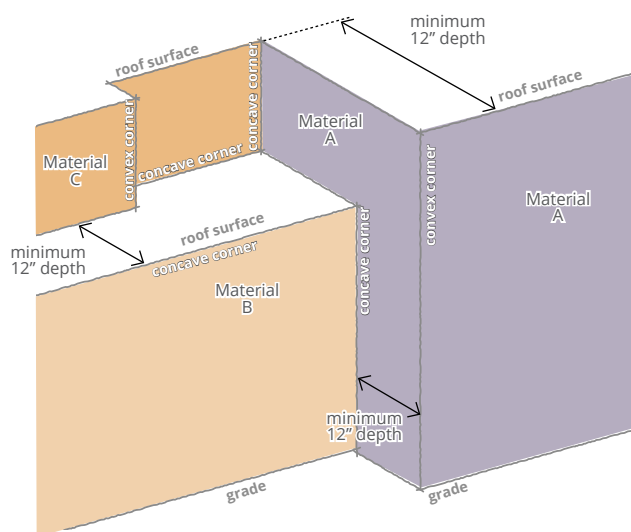


Figure 9-2. Diagram of Allowable Changes in Surface Materials

14-92 Building Design Elements

(1) Applicability

The design regulations of this section apply to all building types in the RM and X districts, unless otherwise stated.

(2) Windows

Windows on street and public way facades of all buildings are subject to the following regulations:

(a) Amount

Each building must comply with the transparency regulations applicable to the subject building type.

(b) Recessed

All windows, with the exception of ground-story storefront systems and glass curtain wall systems, must be recessed with the glass a minimum of 2 inches back,

measured from the facade surface material or adjacent trim.

(c) **Vertical Orientation**

All windows must be vertically oriented except that when a flat building cap is used, horizontally oriented windows may be used for up to 30% of the total transparency area of each upper-story.

(d) **Visibility Through Glass**

Reflective glass and glass block are prohibited on street and public way facades. Windows must comply with the transmittance and reflectance factors established in the transparency definition (see 14-161).

(e) **Expressed Lintels**

For masonry construction, the expression of lintels must be included above all windows and doors by a change in brick coursing or by a separate detail or element. See Figure 9-3 for illustrations of expressed lintels.

(3) Shutters

When functional or non-functional shutters are used on a street or public way facade, the shutters must comply with the following regulations. See Figure 9-4 for examples of shutters.

(a) **Size**

All shutters must be sized for the windows, so that, if the shutters were to be closed, they would not be too small for complete coverage of the window.

(b) **Materials**

Shutters must be wood, metal, or fiber cement.

(4) Balconies

Balconies on a facade facing any street, courtyard, open space, or public way must comply with the regulations of this subsection. See Figure 9-5 for examples of balconies.

(a) **Definition**

For the purpose of this subsection, balconies must include any roofed or un-roofed platform that projects from the wall of a building above grade that is enclosed only by a parapet or railing. This definition does not include false balconies, Juliet balconies, or balconettes.

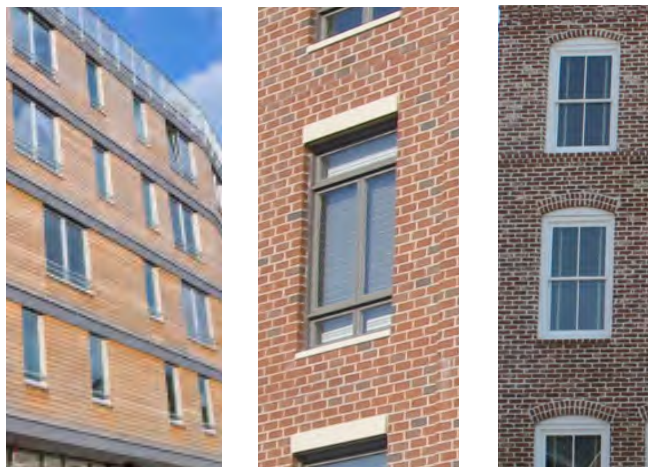
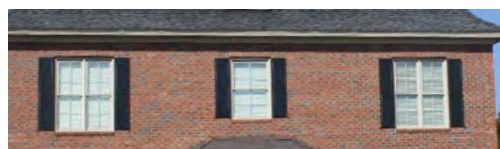


Figure 9-3. Vertically Oriented Windows with Expressed Lintels



Inappropriately Scaled Shutters: **Not Permitted**



Appropriately Scaled Shutters: **Permitted**

Figure 9-4. Examples of Shutters

(b) **Balconettes**

Sometimes referred to as Juliet balconies, balconettes are false balconies consisting of a rail and door, either without an outdoor platform or with an outdoor platform less than 18 inches in depth. Balconettes are permitted above the first floor only and do

ARTICLE IX BUILDING AND SITE DESIGN

14-92 Building Design Elements

DRAFT

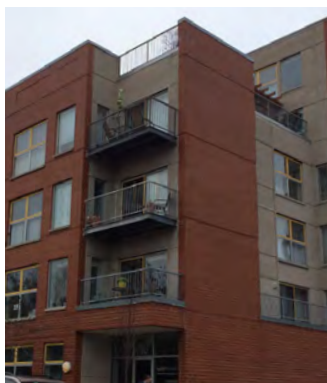
not count towards the maximum permitted amount of balcony on a street facade.

- (c) **Size**
Balconies must be a minimum of 4 feet deep and 5 feet wide.
- (d) **Integrated Design**
Balconies are intended to be integrated with the design of the facade in order to avoid a “tacked-on” appearance.

The balcony support structure must be integrated with the building facade; separate columns or posts supporting any balcony from the ground are prohibited.

- (e) **Platform**
The balcony platform must be at least 3 inches thick and any underside of a balcony that is visible from any public way must be finished. Metal open grate floors are not allowed.
- (f) **Facade Coverage**
A maximum of 35% of the public way frontage facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle around the following: the platform or floor of the balcony; any rails, walls, columns or indentations; and any ceiling, roof, or upper balcony.
- (g) **Build-to Zone Requirement**
The portion of the facade occupied by an upper-story balcony is exempt from build-to zone regulation if the balcony falls within the build-to zone.
- (h) **Right-of-Way**
Balconies may not extend into any right-of-way or easements except as otherwise approved by the city via a revocable occupancy permit.
 1. Balconies in the right-of-way must have at least a 10-foot clearance above the sidewalk.
- (i) **Exception**
A design exception may be approved for an alternate balcony design in accordance with [14-125](#).

Figure 9-5. Examples of Balconies



(5) Principal Entryway

See [Figure 9-6](#) for examples of defined principal entryways. Principal entrances to all buildings or units must be clearly delineated through one or more of the following design features:

- (a) **Roof or Canopy**
The entryway is covered by a roof or canopy differentiating it from the overall building roof type.
- (b) **Porch**
The entryway is through a porch.
- (c) **Sidelights and Transom**
Sidelights or transom windows are included around the entryway.
- (d) **Extended Articulation**
The entryway is included in a separate bay of the building that extends up at least 2 stories.
- (e) **Other Design**
Entryway designs that do not comply with the regulations of this subsection may be approved in accordance with the design exception procedures of [14-125](#), if it is determined that the design adds emphasis and draws attention to the entryway.

(6) Building Articulation

The building articulation regulations of this subsection apply to all building types. See [Figure 9-7](#) for examples of building facade variety and articulation of stories.

- (a) **Building Facade Variety**
Each public way facade 120 feet in length or greater, as measured along any street or public way frontage must be varied in segments less than or equal to 90 feet. Each facade segment must vary in at least 3 of the following ways:
 1. The type of dominant material or by color, scale, or orientation of that material;
 2. The proportion of recesses and projections within the build-to zone;
 3. The location of the entrance and window placement;
 4. Roof type, plane, or material, unless otherwise stated in the building type requirements; or

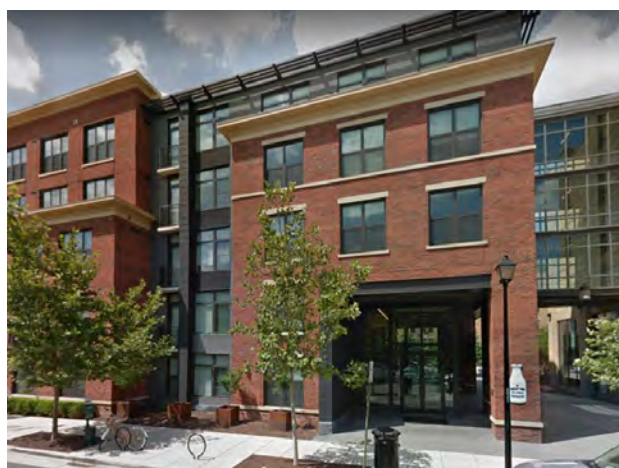


Figure 9-6. Examples of Defined Principal Entryways

5. Building heights.

(b) Articulation of Stories

Stories must be articulated on street and public way facing facades.

1. Fenestration or window placement on street facades must be organized by stories.
2. Horizontal shadow lines and lintels over openings may be used to delineate stories with minimum shadow lines as required for the subject building type.
3. Mezzanines that fall within the range of floor to floor heights of the building type must be articulated on the facade and require separate calculation for transparency.

ARTICLE IX BUILDING AND SITE DESIGN

14-92 Building Design Elements

DRAFT

4. Spaces exceeding the allowable floor to floor heights of the building type must be articulated as multiple stories on the street facade.

(7) Arcade Design

See [Figure 9-8](#) for an illustration of an arcade. The following requirements apply to arcades. An arcade is a covered pedestrian walkway within the recess of a ground-story.

(a) Depth

An open-air public walkway must be recessed from the principal facade of the building a minimum of 8 feet and a maximum of 15 feet.

(b) Build-to Zone

When an arcade is used, the outside face of the arcade is to be construed to be the front facade, located within the required build-to zone.

(c) Column Spacing

Columns must be spaced between 10 feet and 12 feet on center.

(d) Column Width

Columns must be a minimum of 1 foot 8 inches and a maximum 2 foot 4 inches in width.

(e) Arcade Openings

Openings may not be flush with interior arcade ceiling and may be arched or straight.

(f) Horizontal Facade Division

A horizontal shadow line must define the ground-story facade from the upper stories.

(g) Visible Basement

A visible basement is not permitted.

(h) Exception

A design exception may be submitted for approval of an alternate arcade design.

(8) Vistas

Views down streets must be considered when laying out streets and locating open space, parking, and buildings. See [Figure 9-9](#) for an illustration of a vista.



Figure 9-7. Examples of Building Facade Variety and Articulation of Stories

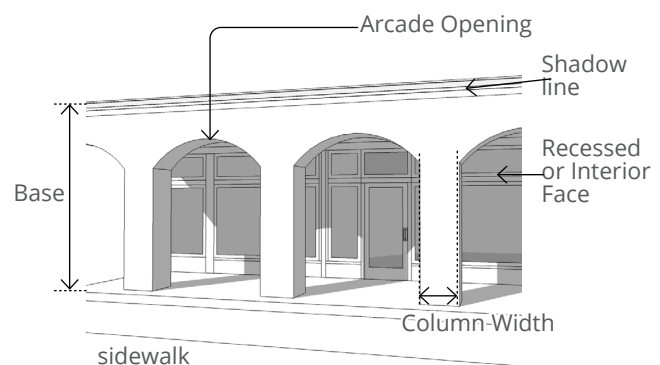


Figure 9-8. Illustration of Arcade

(a) Rears of Buildings

The location of open space and streets may not create views of the rear of buildings or parking behind buildings.

(b) Parking

Parking structures and surface parking lots are not permitted at the termination of a street vista.

(c) Street Termini

When a street terminates at a parcel, the parcel must be occupied by open space or a building, as follows:

DRAFT**ARTICLE IX BUILDING AND SITE DESIGN**
14-92 Building Design Elements

1. If the parcel is open space, a vertical element must terminate the view. Acceptable vertical elements include, but are not limited to, a stand or group of trees, a sculpture, a gazebo or other public structure, or a fountain.
2. If the parcel is not used as an open space, the facade of a building, whether fronting a primary street or not, must terminate the view. The building must incorporate a tower, a bay or a courtyard to terminate the view:

(9) Garage Doors

The following requirements apply to garage doors provided on any street facade.

(a) Location.

1. Primary Frontages. Garage doors are permitted on primary street facades only when used for patio access, open air dining, or display and not used for vehicular access.
2. Non-Primary Frontages. Garage doors may be permitted on non-primary street facades with direct access to the street where permitted by building type.
3. Interior Lot Facades. The preferred location is on interior lot facades.

(b) Recessed from Facades

Garage doors located on street-facing facades must be recessed a minimum of one foot from the dominant facade of the principal building facing the same street.

(c) Design.

1. Garage doors facing a non-primary street and intended to be closed during business hours must be clad with materials consistent with the design of the building.
2. On primary frontage facades, garage doors must be a minimum of 50% glass.
3. Carriage-style windows in the door or upgraded architectural doors are required on the Row building type.



Figure 9-9. Example of Terminated Views at buildings and civic open space.



Figure 9-10. Examples of Ground-Story Elevations along Slopes

ARTICLE IX BUILDING AND SITE DESIGN

14-92 Building Design Elements

DRAFT

(10) Ground-Story at Sloping Facades

See [Figure 9-10](#) for examples of ground-story treatments.

(a) Storefront

The following regulations apply to all non-storefront facades along sloping streets:

1. Grade transitions on the building along the sidewalk should be designed to maximize active pedestrian-scale frontages between waist and eye level while minimizing blank walls.
2. The interior floor level must step to match the exterior grade within 3 feet. With approval of a design exception, changes in grade may be accommodated by a storefront window display space.
3. Knee wall and retaining walls may not exceed 30 inches in height except along a maximum 15 foot section of facade length.
4. If grade change is more than 9 feet along a single block face, entrance requirements may be increased to one entrance per 90 feet of building frontage.
5. If grade change is more than 9 feet along a single block face, building entrances adjacent to the street must be within 3 feet of the elevation of the adjacent sidewalk.

(b) Non-Storefronts

The following regulations apply to all non-storefront facades along sloping streets:

1. Grade transitions at the building along the sidewalk must be designed to minimize blank walls. Multiple front entrances along the street activate each segment of building section at each grade.
2. The interior floor level must step to match the changes in exterior grade within a 3-foot range. With a design exception approval, deeper transition zones between the sidewalk and building facade of porches, terraces, and landscape areas may be used assist with grade changes.

3. Changes can be accommodated by terraced planters and retaining walls. Retaining walls may not exceed 30 inches in height except along a maximum 15-foot section of frontage.
4. When the elevation of the first floor is more than 3 feet above grade, windows should be provided into the basement or lower floor elevations

(11) Mechanical Equipment & Appurtenances

Mechanical equipment and appurtenances can have a negative visual impact and detract from the quality of the design of a building. The purpose of these regulations is to ensure that the visual impact of mechanical equipment and appurtenances is minimized. See [Figure 9-11](#) for illustrations.

(a) Mechanical Equipment in Building

Mechanical equipment must be located within the building, unless the applicant demonstrates the equipment is necessary for the function of the building and locating the equipment within the building would conflict with the equipment's function.

(b) Mechanical Equipment on Rooftop

Any rooftop mechanical equipment, such as but not limited to vents, ducts, condensers, and ventilators, and not including solar panels, must be located consistent with one of the following methods:

1. Incorporate equipment into the roof design consistent with the applicable building cap regulations of [14-39](#).
2. Set the equipment back a minimum of 20 feet from any street or public way facade.
3. To the extent practicable, all rooftop mechanical must be painted to blend with the structural roof and limit its visibility.
4. Rooftop mechanical equipment visible from adjacent highways must be screened with materials consistent with the building design.
5. Solar panels are permitted, subject to the regulations of [14-78](#).

DRAFT

ARTICLE IX BUILDING AND SITE DESIGN

14-92 Building Design Elements



Figure 9-11. Rooftop Utilities Screened from the Public Way by a Parapet

Utility vents aligned and colored to match facade surface

Utility vents colored to match facade surface



Hotel room vents organized and integrated into the facade design



Figure 9-12. Utility Appurtenances located on Facades



Figure 9-13. Examples of Poorly Located Utility Appurtenances without Screening on Primary Streets: NOT PERMITTED

ARTICLE IX BUILDING AND SITE DESIGN

14-93 Auto-Oriented Structures

DRAFT

(c) **Mechanical Equipment and Utility Appurtenances on Facades**

Mechanical equipment and utility appurtenances may not be located on a facade unless the applicant demonstrates that locating the equipment in a different location would conflict with the equipment's function. Any equipment or appurtenance approved on a facade, such as dryer vents, gas meters, and air conditioners are subject to the following regulations:

1. Multiple pieces of mechanical equipment must be organized on the facade in a regular pattern and aligned. Compliance with this regulation must be illustrated on the drawing elevations submitted as part of the application.
2. To the extent practicable, facade-mounted mechanical appurtenances must be located on a material that limits their visibility. For example, dark colored vents will be more visible on light colored stucco than a textured, darker surface such as brick.

(d) **Mechanical Equipment and Utility Appurtenances on Other Horizontal Surface**

Mechanical equipment and utility appurtenances located on the ground, decks, or horizontal surfaces other than the roof (e.g., electrical equipment and air conditioners) are subject to the following regulations:

1. **No Encroachment**
Mechanical equipment may not extend into any city right-of-way or easement.
2. **Yard Location**
Mechanical equipment may not be located in a front or street side yard.
3. **Screening from Streets and R & P Districts**
 - a. All equipment must be screened from view from any streets, open space R districts, and P districts with landscaping, fencing, or walls consistent with the building design, colors, and materials.
 - b. Where landscaping only is employed, a single row of

evergreen shrubs shall screen the equipment within 1 year of installation. The zoning administrator may require additional landscape materials. See [Article X](#) for landscape regulations.

- c. Where landscaping is employed, the utility must be located in a larger landscape area and the landscape screen must be designed as part of the bed design.
- (e) The zoning administrator is authorized to approve appurtenances located on a primary street only if the following conditions are met:
 1. The applicant demonstrates that the equipment cannot be located in a rear yard, non-primary street yard, or in a side yard.
 2. No utility cabinets, boxes, or other appurtenances are within 200 feet along the same side of the street as the proposed utility appurtenance.
 3. The appurtenance is fully screened in a manner that is consistent with the building design, colors, and materials and of a height that is the minimum to adequately screen the appurtenance and that does not prevent the facade from fulfilling any transparency requirements. See [Figure 9-13](#) for examples of poorly located, unscreened equipment on primary streets.
 4. The appurtenance is located a minimum of 35 feet from a street intersection, measured from the intersection of the curb line, and does not impact the sight vision clearance at intersections.

14-93 Auto-Oriented Structures

(1) **Applicability.** The design regulations of this section apply to all building types in the X districts, unless otherwise stated.

(2) **Parking Structures**

Parking structures along any non-primary street frontage must comply with the following. See

DRAFT

ARTICLE IX BUILDING AND SITE DESIGN

14-94 Refuse and Recyclable Materials Storage

Figure 9-14 for one illustration of a parking structure.

(a) **Vertical Divisions**

Vertical divisions extending the full height of the structure are required every 30 feet to de-emphasize the horizontal decks. Divisions must be a minimum of 2 feet in width with a minimum projection of 2 inches.

(b) **Blank Wall Limitations**

No rectangular area greater than 30% of any story's facade, as measured from floor to floor, and no horizontal segment of a story's facade greater than 15 feet in width may be solid, blank wall.

(c) **Entry Tower**

A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the space is enclosed, windows are required to provide transparency of at least 65%.

(d) **Cap**

The top story of the parking structure must include a parapet or cap type along the street facades. See the building cap regulations of 14-39.

(3) **Fueling Stations**

Fueling stations and car washes must comply with the following. Refer to Figure 9-15 for one illustration of a compliant Fuel Station.

(a) **Location of Pumps**

Any fueling pumps shall be located in the rear or interior side yard.

(b) **Convenience Store/Building**

A building on the premises of a fueling station shall be located in the build-to zone and shall occupy any corner. The building shall fulfill all requirements of the building type with the exception of the minimum primary frontage coverage and the minimum height requirement.

(c) **Car Wash Facility**

Any car wash facility shall be located in the rear of the lot. Vehicle entrance doors may be located on the rear facade, non-primary street facade, or an interior facade not visible from the primary street. Vehicular entrances are prohibited on

the primary street facade, unless otherwise approved through a design exception.

(d) **Additional Drive Entrance**

One driveway entrance, in addition to the driveways permitted by building type, is permitted on the lot, maximum width 22 feet. With a design exception, the driveway may be located on the primary street.

14-94 Refuse and Recyclable Materials Storage

(1) **Applicability**

Refuse and recyclable materials storage is required in the RM, X, O, C, BP, I, and P Districts.

(2) **Regulations**

- (a) Refuse and recyclable materials containers must be stored within an enclosure.
- (b) Refuse and recyclable materials enclosures may not be used for storage of anything other than refuse and recyclable materials receptacles.



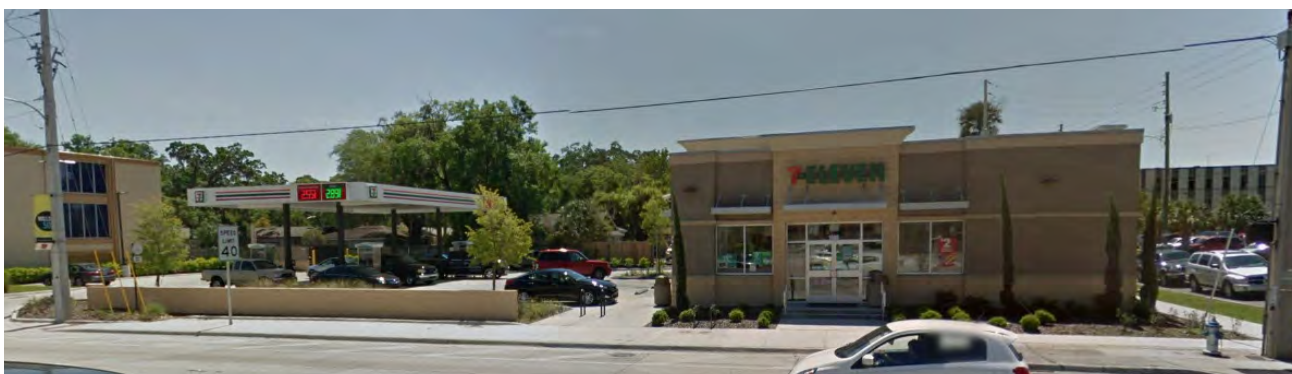
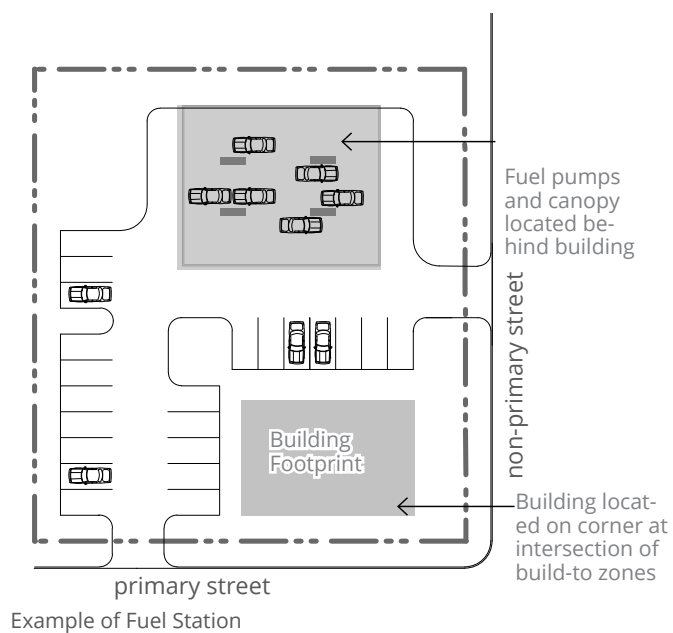
Figure 9-14. Illustration of Parking Structure

ARTICLE IX BUILDING AND SITE DESIGN

14-93 Auto-Oriented Structures

DRAFT

Figure 9-15. Side or Rear Fueling Pumps and Storefront Building



DRAFT**ARTICLE IX BUILDING AND SITE DESIGN**
14-94 Refuse and Recyclable Materials Storage

- (c) The enclosure must be opaque and provide complete visual screening of the refuse and recyclable materials receptacles.
- (d) The enclosure and gate must be a matching metal building material, vinyl, brick, masonry, or composite wood. Chain-link fencing (with or without slats) is not allowed.
- (e) The enclosure must be at least one foot taller than the receptacles. No refuse or recycle may be stored higher than the top of the enclosure.
- (f) The refuse and recycle storage area must be located on a paved, dust-free surface, not including gravel.
- (g) Landscaping is required around screening enclosures wherever they abut a non-paved surface or a required landscape area.
 - 1. Landscaping shall be a coniferous species that is at least 3 feet tall and planted no less than 5 feet apart on center.

ARTICLE IX BUILDING AND SITE DESIGN

14-94 Refuse and Recyclable Materials Storage

DRAFT

ARTICLE X. LANDSCAPE AND SCREENING

14-100 Purposes.....	10-1	14-105 Foundation Landscaping	10-4
14-101 Applicability	10-1	14-106 Landscape and Screening Material.....	10-4
14-102 Street Trees.....	10-1	14-107 Installation and Maintenance.....	10-6
14-103 Parking Lot Screening.....	10-2	14-108 Landscape Plans	10-7
14-104 Parking Lot Interior Landscaping.....	10-3	14-109 Alternative Compliance	10-7

14-100 Purposes

The landscape and screening regulations of this article establish minimum requirements for landscaping and screening. The regulations are intended to advance the general purposes of this zoning ordinance and to help:

- (1) Maintain and enhance the city's appearance;
- (2) Mitigate possible adverse impacts of higher intensity land uses abutting lower intensity land uses;
- (3) Reduce the impacts of noise and glare;
- (4) Maintain and improve air quality;
- (5) Protect surface water quality and reduce the negative impacts of stormwater runoff by providing vegetated areas that filter and absorb stormwater;
- (6) Moderate heat by providing shade;
- (7) Encourage wise use of water resources; and
- (8) Encourage preservation and replacement of existing trees and vegetation.

14-101 Applicability

- (1) The landscape and screening regulations of this article apply R, X, O, C, BP, I, and P zoning districts, as further identified in the individual subsections of this article.
- (2) The landscape and screening regulations do not apply to any of the following:
 - (a) Agricultural uses;
 - (b) Public parks and open spaces;
 - (c) Reconstruction of any building that is damaged or destroyed by fire, natural disaster or other means beyond the reasonable control of the property owner.

14-102 Street Trees

(1) Purpose

Street trees help maintain and enhance the appearance of the city, contribute to pedestrian

safety and comfort and offer environmental benefits by allowing the infiltration of stormwater, reducing urban heating and improving air quality.

(2) Applicability

The street tree planting requirements of this section apply to all of the following, except as otherwise expressly stated:

- (a) Construction of any principal building or non-accessory parking;
- (b) Any addition to or enlargement of an existing principal building when the addition or enlargement exceeds 50% of the building's existing floor area; and
- (c) Any increase in impervious coverage on the subject lot that exceeds 50% of the lot's existing impervious coverage.

(3) Requirements

(a) Number

At least one large tree is required per 30 feet of street frontage. If large trees are not appropriate due to the presence of overhead lines, other obstructions or site visibility considerations, as determined by the city forester, at least one small tree is required per 35 feet of street frontage.

(b) Location

1. Required street trees must be installed in the first 7 feet of the street right-of-way, as measured from the outer edge of the right-of-way.
2. The city forester is expressly authorized to approve an alternative compliance landscape plan for installation of street trees in alternative locations when circumstances prevent street tree planting or when compliance with street tree planting location requirements would result in a poor growing environment for

ARTICLE X LANDSCAPE AND SCREENING

14-103 Parking Lot Screening

DRAFT

the tree or damage to public or private improvements.

3. Required street trees must be located within pervious landscape areas or within tree wells.

(4) Spacing

Street trees are not required to be evenly spaced, but the distance between street trees may not exceed 75 feet.

(5) Removal

Property owners who remove any street tree for any reason are required to replace the tree with an equivalent or higher quality tree in the same location or in a new location, as approved by the city forester.

(6) Materials, Installation and Maintenance

See [14-106](#) and [14-107](#).

14-103 Parking Lot Screening

(1) Purpose

The parking lot screening regulations of this section are intended to help mitigate the visual and operational impacts of parking lots when such areas are adjacent to streets or residential zoning districts.

(2) Applicability

Unless otherwise expressly stated, the parking lot screening regulations of this section apply to all the following:

- (a) The construction or installation of any new parking lot with a contiguous paved area of 3,500 square feet or more; and
- (b) The expansion of any existing parking lot that results in the addition of 3,500 square feet of paved area, in which case the parking lot screening requirements of this section apply only to the expanded area; and
- (c) The reconstruction of a parking lot with a contiguous paved area of 3,500 square feet or more, where "reconstruction" is defined as removal and replacement of pavement material.

(3) Requirements

(a) Screening from Street Frontage

1. When a parking lot is located adjacent to a street right-of-way, parking lot screening must be provided in accordance with the regulations of this section to visually screen the parking lot from the right-of-way.
2. Parking lot screening is required only when the parking lot is located within 100 feet of the right-of-way and there are no intervening buildings between the parking lot and the right-of-way.
3. Parking lot screening areas must be at least 7 feet in width; however, in the MX1 zoning district, required parking lot screening areas must be at least 3 feet in width.
4. Parking lot screening must be provided in the form of one of the following:
 - a. A vegetative screen consisting of shrubs planted to form a continuous visual barrier (hedge) at least 3 feet in height accompanied by wrought-iron fencing between 3 and 6 feet in height installed on the street side of the shrubs; or
 - b. A screening wall with a minimum height of 3 feet and a maximum height of 3.5 feet. Walls used to satisfy parking lot screening requirements must be constructed of brick, stone, cast stone, formed concrete or similar durable, low-maintenance materials.

(b) Screening from R District

1. Parking lots must be screened from view of R districts when the parking lot is located within 100 feet of an abutting R-zoned lot and there are no intervening buildings between the parking lot and the abutting R-zoned lot.
2. Required screening of parking lots from R districts must be provided in the form of either of the following options:
 - a. The installation of an opaque fence at least 6 feet in height and at least

DRAFT**ARTICLE X LANDSCAPE AND SCREENING**
14-104 Parking Lot Interior Landscaping

one tree per 30 linear feet of fence;
or

- b. The installation of a masonry wall with a minimum height of 6 feet.
- 3. When located in a required street setback, R district screening fences and walls may not exceed 4 feet in height.

(c) Vehicle Overhangs

A portion of a motor vehicle parking space may be landscaped instead of paved to meet parking lot screening requirements. The landscaped area may be up to 2.5 feet of the front of the space, as measured from a line parallel to the direction of the bumper of the vehicle using the space. Groundcover plants or mulch must be provided in the allowed vehicle overhang area.

(4) Materials, Installation and Maintenance

See [14-106](#) and [14-107](#).

14-104 Parking Lot Interior Landscaping**(1) Purpose**

The parking lot interior landscaping regulations of this section are intended to help mitigate the visual and stormwater runoff impacts of parking lots and provide shade for parked vehicles and pedestrians.

(2) Applicability

Unless otherwise expressly stated, the parking lot interior landscaping regulations of this section apply to all the following:

- (a) The construction or installation of any new parking lot containing 20 or more parking spaces;
- (b) The expansion of any existing parking lot that increases the number of parking spaces or amount of paved area by more than 33%; and
- (c) The reconstruction of a parking lot with a contiguous paved area of 3,500 square feet or more, where "reconstruction" is defined as removal and replacement of pavement material.

(3) Exception

Parking areas used solely for the display of motor vehicles for sale, lease or rental are exempt from

the parking lot interior landscaping requirements of this section.

(4) Requirements**(a) Trees**

Required parking lot interior landscape areas must include at least one large tree per 20 parking spaces. Small trees may be substituted for large trees if the zoning administrator determines that the presence of overhead lines or other obstructions or site visibility considerations make the installation of large trees unsafe or impractical.

(b) Location and Design

1. Required trees must be reasonably distributed throughout the parking lot and provided in landscape islands or medians that comply with all the following requirements:
 - a. They must be bordered by a paved surface on at least 2 sides;
 - b. They must be at least 7 feet wide, as measured from the back of the curb; and
 - c. They must be protected by curbs or other barriers, which may include breaks or inlets to allow stormwater runoff to enter the landscape area.
2. Parking rows that end abutting a paved driving surface must have a landscape terminal island (end cap) with at least one tree at each end of the parking row. All other parking lot landscape islands must be located to comply with all applicable regulations of this section.
3. The zoning administrator is expressly authorized to approve landscape plans that do not provide terminal islands at the end of each parking row or that otherwise provide for reduced dispersal of interior parking lot landscape areas when proposed landscape planting areas are combined to form functional bioretention areas or to preserve existing trees and vegetation.

ARTICLE X LANDSCAPE AND SCREENING

14-105 Foundation Landscaping

DRAFT

(5) Vehicle Overhangs

A portion of a motor vehicle parking space may be landscaped instead of paved to meet interior parking lot interior landscaping requirements. The landscaped area may be up to 2.5 feet of the front of the space, as measured from a line parallel to the direction of the bumper of the vehicle using the space. Groundcover plants or mulch must be provided in the allowed overhang area.

(6) Relationship to Screening Regulations

Landscape areas and plant material provided to satisfy the parking lot screening regulations of [14-103](#) may not be counted toward satisfying the parking lot interior landscaping regulations of this section ([14-104](#)).

(7) Materials, Installation and Maintenance

See [14-106](#) and [14-107](#).

14-105 Foundation Landscaping

(1) Purpose

The foundation landscaping regulations of this section are intended to provide landscape next to buildings.

(2) Applicability

The foundation landscaping regulations of this section apply to all the following when located outside of the R1, R2, and MX1 zoning district:

- (a) Construction of any principal building;
- (b) Construction of parking garage, whether it is a principal or accessory building; and
- (c) Any addition to or enlargement of an existing principal building when the addition or enlargement exceeds 20% of the building's existing floor area.

(3) Requirements

- (a) Foundation planting areas must be provided abutting each principal building along at least 60% of length of any street-facing building walls.
- (b) Foundation planting areas must have a minimum width of 5 feet, as measured from the exterior wall of the building.
- (c) Required foundation planting areas must contain any combination of ornamental trees, evergreen trees, shrubs, flowering

plants, ground cover plants, and other native or ornamental grasses and plants.

- (d) All areas abutting a building that are not paved and not otherwise landscaped as required by this section must be covered by mulch, grass or ground cover plants.
- (e) Foundation planting areas must:
 1. Screen mechanical equipment, air conditioning units and other equipment from view of street;
 2. Provide visual relief along large expanses of building walls and accent building entrances and architectural features; and
 3. Enhance walkways, entrances, outdoor seating areas, and other pedestrian areas.

14-106 Landscape and Screening Material

(1) General

- (a) **Applicability.** The regulations of this section apply to all trees, plant materials, and other features used to satisfy the landscaping and screening requirements of this zoning ordinance.
- (b) **City Forester Approval.** The size, species, location and installation of all proposed trees are subject to approval by the city forester.
- (c) **Prohibited Tree and Plant Lists.** The city forester is authorized to prepare a list of prohibited tree and plant species for use in administering and enforcing the regulations of this article.
- (d) **Selection.** Trees and plants used to satisfy the requirements of this zoning ordinance must:
 1. Meet or exceed the plant quality standards established in the latest edition of the American Standard for Nursery Stock (ANSI Z60.1);
 2. Be native or naturalized to Wisconsin and adapted for growing conditions in the De Pere area, as determined by the city forester; and

DRAFT**ARTICLE X LANDSCAPE AND SCREENING**
14-106 Landscape and Screening Material

3. Not be artificial plants or plants listed as prohibited species on the recommended and prohibited tree and plant species list.

(e) Planting Areas

1. All planting areas must have amended soil to help ensure the health of newly installed plant material.
2. All planting areas must be contained by edging material other than vegetation.

(2) Trees

- (a) **Size of New Trees.** New or transplanted trees provided to satisfy the requirements of this zoning ordinance must comply with the following minimum size requirements:
 1. Large trees must be deciduous, with a minimum caliper size of 2 inches and a minimum height of 10 feet at the time of installation.
 2. Medium trees must have a minimum caliper size of 2 inches and a minimum height of 8 feet at the time of installation.
 3. Small trees must have a minimum caliper size of 1.5 inches and a minimum height of 6 feet at the time of installation.
 4. Evergreen trees must have a minimum height of 6 feet at the time of installation.
- (b) **Species.** If more than 10 trees are required, no more than 40% may be of a single species. If more than 25 trees are required, no more than 25% may be of a single species. This requirement applies to trees being planted, not to existing trees.

(3) Credits for Existing Trees

- (a) Preserved trees will be credited toward satisfying the tree planting requirements of this zoning ordinance in accordance with the following:
 1. Preserved trees up to 6 inches in diameter at breast height (DBH) will be credited as 3 trees.

2. Preserved trees larger than 6 inches DBH, up to 12 inches DBH will be credited as 4 trees;
3. Preserved trees that are more than 12 inches DBH up to 24 inches DBH will be credited as 5 trees; and
4. Preserved trees that are more than 24 inches DBH will be credited at a ratio of 10 trees.

(b) To receive tree preservation credit, the following additional conditions must be met:

1. Preserved trees for which credit is given must be in good health and condition and may not be prohibited species;
2. The original grade of the dripline area of a preserved tree may not be changed; and
3. Tree protection fencing must be installed around the outer limits of the dripline area and remain in place from commencement of construction activity until all exterior work is complete. Tree protection fencing must consist of orange vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least 42 inches in height and supported at no more than 10-foot intervals by posts or stakes to keep the fence upright and in place. A visible warning/no-disturb sign must be affixed to fence at 100-foot intervals.
4. Credit only applies to the specific parcel that the tree is on.
5. Credit does not apply to street trees.

(c) The zoning administrator is expressly authorized to reduce off-street parking requirements to allow for the preservation of existing trees.**(4) Shrubs****(a) New Shrubs**

1. Shrubs must have a minimum container size of 5 gallons.
2. Shrubs may also be balled and burlapped.

(b) Existing (Preserved) Shrubs. Existing shrubs may be used to satisfy the landscaping

ARTICLE X LANDSCAPE AND SCREENING

14-107 Installation and Maintenance

DRAFT

and screening requirements of this zoning ordinance if protected and maintained during site development and construction phases of work.

(5) Ground Cover

- (a) All required landscape areas that are not planted with trees or shrubs must be covered with ground cover plants, which may include turf. Mulch must be confined to areas underneath trees and shrubs and is not an allowed substitute for ground cover.
- (b) Ground cover plants other than turf must be minimum 4-inch pot or plug size. Areas planted in ground cover other than turf must be planted at distances appropriate for the species and at a density that will achieve complete coverage after the second full growing season.

(6) Mulch

All required trees and shrubs must be located within a mulched area and be separated from turf by a minimum distance of 2 feet (4-foot diameter mulched area). Mulch must be applied to provide a 2-inch (minimum) to 4-inch (maximum) soil cover, with no weed barrier material visible.

(7) Fences and Walls

Unless otherwise expressly stated, fences and walls provided to meet the regulations of this article are subject to the regulations of this section.

- (a) Fences must durable and constructed with materials that are customarily used for fences, including wood, decorative rigid vinyl (polyvinyl chloride), metal or wrought iron. Fence posts must be structurally stable.
- (b) The finished side of all fences other than tree protection fences must face the adjacent property or street. Chain-link fencing may not be used to satisfy the regulations of this article.
- (c) Walls, raised planting beds and planters must be constructed of brick, stone or other durable masonry material approved by the zoning administrator.

14-107 Installation and Maintenance

(1) Installation

- (a) Required landscaping must be installed in accordance with an approved landscape plan.
- (b) All trees and plant material must be installed in accordance with sound nursery practices, in a manner designed to encourage vigorous growth.
- (c) All newly installed trees must be staked.
- (d) Trees and plant material suitable for planting must be balled and burlapped or container grown. Planting areas should be at least twice the diameter of the root system or the container.
- (e) All landscaped areas that are adjacent to pavement must be protected with curbs or equivalent barriers. Flush curbs, curb cuts, or other methods must be used to direct stormwater to landscape areas that abut paved areas.
- (f) Landscaping may not obstruct traffic visibility at street intersections or driveways and must comply with all applicable intersection sight distance regulations.
- (g) When landscaping is placed or installed within the public right-of-way, the city has no obligation to replace or repair such landscaping if removed or damaged by city field operations or other governmental functions. The city also has no obligation to maintain above ground or below ground improvements or landscaping within the public right-of-way.

(2) Protection

All landscape areas provided to meet the requirements of this zoning ordinance must be protected from potential damage by adjacent uses and development, including parking and storage areas.

(3) Timing of Installation

All required landscaping and appurtenances must be installed within 120 days after issuance of a certificate of occupancy or temporary certificate of occupancy.

DRAFT**ARTICLE X LANDSCAPE AND SCREENING**
14-108 Landscape Plans**(4) Maintenance**

- (a) Required landscaping and screening must be continuously maintained, including necessary watering; weeding; pruning; pest control; litter and debris clean-up; and replacement of dead, diseased or damaged plant material.
- (b) Failure to comply with an approved landscaping plan, including failure to maintain required landscaping and screening and failure to replace dead, diseased or damaged landscaping, constitutes a violation of this zoning ordinance.
- (c) The property owner is responsible for maintenance of trees and landscaping in accordance with the approved landscape plan and the regulations of this zoning ordinance. Any dead, diseased or damaged trees, landscaping or screening materials must be removed and replaced by the property owner within 90 days of date that written notice of the obligation to remove and replace required landscaping is issued by the city. Property owners have no obligation to replace or restore required landscaping that is damaged or destroyed as a direct result of government action or lawful action of a franchise utility provider.

14-108 Landscape Plans**(1) Required Information**

All site plans and building permit applications for sites requiring landscaping must include a landscape plan that complies with the landscape plan submittal requirements specified by zoning administrator. Such submittal requirements must be in writing and made available to the public.

(2) Administrative Review

After receipt of a complete landscape plan, the zoning administrator must:

- (a) Approve the landscape plan as complying with the requirements of this article;
- (b) Approve the landscape plan with conditions of approval that will bring it into compliance with the requirements of this article; or
- (c) Reject the landscape plan as failing to comply with the requirements of this article.

14-109 Alternative Compliance

- (a) To accommodate creativity in landscape and screening design and to allow for flexibility in addressing site-specific development/ redevelopment challenges, the zoning administrator is authorized to approve alternative compliance landscape plans sealed by a landscape architect licensed to practice in the State of Wisconsin. In order to approve an alternative compliance landscape plan, the zoning administrator must determine that one or more of the following conditions or opportunities are present:
 1. The subject site has space limitations, an unusual shape or other factors that make strict compliance with applicable landscaping and screening regulations impossible or impractical;
 2. Physical conditions on or adjacent to the site such as topography, soils, vegetation or existing structures or utilities are such that strict compliance is impossible, impractical or of no value in terms of advancing the general purposes of this article;
 3. Safety considerations such as intersection visibility, utility locations, etc., make alternative compliance necessary; or
 4. Creative, alternative landscape plans will provide an equal or better means of meeting the intent of the landscaping and screening regulations of this article.
- (b) The zoning administrator is expressly authorized to approve alternative compliance landscape plans for projects implementing low-impact development practices or seeking sustainable development or green building certification from nationally recognized organizations, such as the International Code Council, the U.S. Green Building Council, the International Living Future Institute, the U.S. Green Building Initiative or SITES.

ARTICLE X LANDSCAPE AND SCREENING

14-109 Alternative Compliance

DRAFT

DRAFT**ARTICLE XI. ARTICLE XISIGNS**

14-110 General	11-1	14-115 Construction, Installation & Maintenance	11-17
14-111 Permanent Signs	11-4	14-116 Nonconforming Signs	11-18
14-112 Temporary Signs.....	11-9	14-117 General Design and Maintenance.....	11-18
14-113 Regulations for Specific Sign Types.....	11-11	14-118 Measurements	11-19
14-114 Administration and Enforcement	11-14		

14-110 14-110General**(1) Applicability**

Signs may be erected or maintained in the city only as permitted by this article and are subject to the restrictions contained in this article. The sign regulations of this article are not intended to and do not apply to signs required by law or a government entity. If one or more of the sign regulations of this article, or if the application of a sign regulation is held to be unlawful, invalid, unenforceable, or preempted by applicable state or federal law or regulations, such provisions must be revised to reflect the least possible change that avoids the violation of law. The remaining sign regulations remain in full force and effect and must be interpreted as closely as possible to the original intent without violating state or federal law. Regardless of any provision of this article, noncommercial messages may be placed or substituted on any lawfully permitted sign.

(2) Intent and Findings

The sign regulations of this article are intended to achieve compelling, substantial, and important government interests in a manner that represents the least restrictive means of accomplishing those interests and to promote important and substantial government interests that would not be effectively achieved absent the regulations. Regulating the size and location of signs in the most narrowly tailored manner represents the least restrictive means of addressing the targeted government interests of avoiding nuisance-like conditions while maintaining and improving pedestrian and vehicular safety and efficiency; character and quality of life; economic development and property values; and wayfinding and property identification for emergency response purposes. Nothing in the sign regulations of this article is intended to prohibit the right to convey and receive messages, specifically noncommercial messages such as religious, political, economic, social, philosophical, or other types of speech protected by the First Amendment of the United States Constitution.

The following subsections describe some, but not necessarily all, of the compelling, substantial, and important government interests that the city intends to achieve through the sign regulations of this article:

(a) Pedestrian and Vehicular Safety

1. The city finds that pedestrian and vehicular safety and efficiency are compelling, substantial, and important government interests. Public rights-of-way and private streets in the city are used concurrently by a variety of vehicles of varying speeds, sizes, and vulnerability, including trucks, buses, trains, cars, motorcycles, mopeds, bicycles, and scooters, all of which may travel in close proximity. Interactions among vehicles and between vehicles and pedestrians create compelling, substantial, and important safety concerns. Most signage is visible to vehicle or pedestrian traffic and at least partly intended or designed to attract the attention of vehicle operators or pedestrians, thereby creating distractions that diminish traffic and pedestrian safety.
2. The city finds that a mix of traffic types, including vehicles and pedestrians, is beneficial to the general welfare, including allowing density sufficient to sustain a healthy economic base, meeting the transportation needs of a wide variety of residents and nonresidents, and ensuring adequate access to employment, entertainment, retail, business, housing, and services.
3. In order to promote pedestrian and vehicular safety, the purposes of the sign regulations of this ordinance include the following:
 - a. To reduce distractions to vehicle operators and pedestrians and thereby reduce the risk for crashes,

ARTICLE XI SIGNS

DRAFT

- property damage, injuries, and fatalities.
 - b. To permit signs that provide adequate information or direction to both pedestrians and vehicle operators without conflicting with other signs, structures, or improvements.
 - c. To reduce clutter and confusion and to accommodate wayfinding signs.
 - d. To maintain clear lines of sight along public rights-of-way and at intersections, driveways, and other points of interaction among vehicles and pedestrians.
- (b) **Character and Quality of Life.** The city finds that achieving and maintaining attractive, orderly, and desirable places to live, conduct business, celebrate civic events, entertain people, and provide for housing opportunities are directly related to the stability of property values needed to provide and finance quality public services and facilities within the city, and therefore are compelling, substantial, and important government interests. In order to protect the unique character of the environment and quality of life of the city, the purposes of the sign regulations of this ordinance include the following:
1. To permit signs that are of sufficient, but not excessive, size to perform their intended function.
 2. To prohibit signs that may cause conflicts between vehicular- and pedestrian-targeted messages, hinder sight distances, or detract from a safe and pleasant pedestrian experience.
 3. To regulate signs by zoning district or other geographic area.
- (c) **Economic Development and Property Values.** The city finds that there is a clear relationship between the promotion of a set of specifications and restrictions for signs and the promotion of economic development and property values, which are compelling, substantial, and important government interests. Unregulated or haphazard sizes, locations, or other

characteristics of signs have a realistic tendency to result in an appearance that reduces economic development and property values. The sign regulations of this ordinance are intended to create stability and predictability, allowing each private interest reasonable exposure through signs for purposes including expression and the promotion of business. The application of the sign regulations of this ordinance is intended to allow businesses and other Persons to reasonably command attention to their messages in a manner that promotes economic development and preserves property values.

(d) **Property Identification and Wayfinding.**

The city finds that avoiding confusion in public rights-of-way, minimizing unnecessary intrusions onto private property, and ensuring the ability for emergency responders to navigate to and identify emergency locations are compelling, substantial, and important government interests. Therefore, these sign regulations are also intended to ensure understandable, unambiguous, uncluttered, and coordinated wayfinding for vehicular and pedestrian purposes, including the regulation of location addresses and the limitation of signs in the public right-of-way.

(3) **Purpose**

- (a) The sign regulations of this article are intended to help safeguard life, health, and property and to promote the public welfare by the regulation, administration and enforcement of outdoor sign advertising and display within the city. These regulations recognize the need to protect the safety and welfare of the public and the need for well-maintained and attractive sign displays within the community, and the need for adequate business identification, advertising, and communication, while acknowledging that careful control of signs can protect and enhance the community.
- (b) This article further intends to protect and enhance the historical and cultural role of the city. Given the unique attributes of the city, including the Fox River and the city's downtown areas, and the extensive investment made in revitalizing

DRAFT

the downtown, a significant degree of regulation over the aesthetic nature of signs in this district is considered an important public interest. The downtown philosophy combines historic preservation with development to establish a thriving and aesthetically pleasing business center that strengthens the economic vitality and values of the community.

- (c) To carry out these general purposes, these regulations are intended to:

1. Permit the effective use of signs as a means of commercial and non-commercial communication; maintain and enhance the ability of the city to attract sources of economic development and growth;
2. Maintain and enhance the ability of the city to preserve and protect special and unique natural and architectural features and historic landmarks;
3. Maintain pedestrian and traffic safety and minimize the distractions, hazards and obstructions caused by signs;
4. Minimize the possible adverse effects of signs on nearby public and private property;
5. Preserve property values within the city and allow signs appropriate to the character of each zoning district;
6. Enable fair and consistent enforcement of these sign regulations; and
7. Provide broadly for the expression of individual opinions and freedom of speech through the use of signs on private property.

(4) Basic Requirements

This article authorizes the use of exterior and window signs that are visible from streets and from outside a building, provided that the signs are:

- (a) Designed, constructed, installed, and maintained in such a manner that the signs do not endanger public safety or traffic safety;
- (b) Legible, readable, and visible in the circumstances in which the signs are used; and

- (c) Respectful of the reasonable rights of other advertisers whose messages are displayed.

(5) Content Neutrality

Any sign allowed under this ordinance may contain, in lieu of any other message or copy, any lawful noncommercial message that does not direct attention to a business operated for profit, or to a product, commodity, or service for sale or lease, or to any other commercial interest or activity, as long as the sign complies with all applicable regulations governing:

- (a) Sign location;
- (b) Sign size and height;
- (c) Sign type;
- (d) Sign materials;
- (e) Number of signs;
- (f) Sign illumination;
- (g) Fixed messages, changeable copy, and electronic messages;
- (h) Moving parts; and
- (i) Portability/moveability.

[Remainder of Page Intentionally Blank]

ARTICLE XI SIGNS

14-111 Permanent Signs

DRAFT

14-111 14-111Permanent Signs

(1) Allowed and Prohibited Permanent Signs

Table 11-1 identifies permanent signs that are permitted in various zoning districts.

- (a) **Permitted without a Sign Permit**
Signs identified with a "○" are permitted as-of-right, and do not require issuance of sign permit.

- (b) **Permitted with a Sign Permit**
Signs identified with a "●" are permitted as-of-right, upon issuance of sign permit.

- (c) **Prohibited Signs**
Signs identified with an "—" are prohibited. Signs that are not listed in Table 11-1 and that cannot be reasonably interpreted as equivalent to one of the listed sign types are also prohibited. The following signs and signs characteristics are also expressly prohibited under this zoning ordinance:

1. Signs not expressly permitted by this zoning ordinance;
2. Signs that move, pulse, scroll, blink, flash, sparkle, or give the appearance thereof, other than flags;
3. Exterior pennants, spinners, inflatables, feather flags, and streamers;
4. Signs that are structurally or electrically unsafe;
5. Signs placed on a tree or utility pole or structure;
6. Signs on a motor vehicle or trailer that is parked on a lot so as to be visible from a public right-of-way, outside of the hours that any business on the premises is open to the public, and displayed for the primary purpose of advertising;
7. Rope lights, string lights or similar lighting attached to, surrounding or otherwise drawing attention to a sign;
8. Signs erected on or projecting into a public right-of-way, except for signs expressly permitted in a public right-of-way by this zoning ordinance. The city may remove and destroy or otherwise dispose of, without notice to any person, any sign erected on a public

right-of-way in violation of this zoning ordinance;

9. Signs that imitate a traffic control device;
10. Feather signs;
11. Signs that emit smoke, visible vapor, particulate matter, sound, or odor; and
12. Sign structures that no longer contain a sign.

[Remainder of Page Intentionally Blank]

ARTICLE XI SIGNS

14-111 Permanent Signs

DRAFT**TABLE 11-1 — PERMITTED PERMANENT SIGNS**

Sign Type	Districts																			
	Residential				Mixed-Use					Commercial & Employment					Special					
	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	CON	PI-1	PI-2	PUD	ROW
Abandoned sign	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Address nameplate	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-
Art	-	-	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	-
Awning	-	-	-	-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	●
Banner (except as otherwise expressly allowed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Billboard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Business center	-	-	-	-	●	●	●	●	●	●	●	●	●	●	-	-	-	●	●	-
Canopy	-	-	-	-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	●
Changeable copy, manual	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Directional (driveway)	-	-	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-
Electronic Message	-	-	-	-	-	-	●	-	●	●	●	-	-	-	-	-	●	●	●	-
Engraved (into building)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-
Flag	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-
Flashing/strobe (lights)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Government	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Inflatable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interior (visible from ROW)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	-
Menu Board (drive-through)	-	-	-	-	-	●	●	●	●	-	●	-	-	-	-	-	-	-	-	-
Monument	-	-	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	-
Mural or Ghost	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-
Pole	-	-	-	-	-	-	●	-	●	-	●	-	-	-	-	-	-	-	-	-
Projecting	-	-	-	-	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	●
Sandwich Board	-	-	-	-	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●
Search Light (except for special event)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wall	-	-	-	-	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	-

KEY: ○ permitted without permit | ● permitted subject to issuance of sign permit | - prohibited

ARTICLE XI SIGNS**14-111 Permanent Signs****DRAFT****(2) Total Number of Signs Permitted Per Street Frontage**

Multiple types of signs may be displayed on each street frontage, subject to the limits established in [Table 11-2](#).

TABLE 11-2 — TOTAL NUMBER OF PERMANENT SIGNS PERMITTED PER STREET FRONTAGE

District Type	Zoning District	Maximum Number of Sign Types Allowed per Street Frontage
Residential	RM-1, RM-2	2
Mixed-Use	MX1, MX2, MX3, GX1, GX2	2
Office and Commercial	O, C	3
Business Park and Industrial	BP-1, BP-2, I	3
Special	AG, CON, PI-1, PI-2	3

(3) Permanent Sign Regulations: Residential Districts

Permanent signs allowed in residential zoning districts upon issuance of a permit are subject to the regulations of [Table 11-3](#).

TABLE 11-3 — PERMANENT SIGN REGULATIONS: RESIDENTIAL DISTRICTS

Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Art	RM-1, RM-2	1	8	40	NA	5	External, backlit, halo
Monument	RM-1, RM-2		6	30			

(4) Permanent Sign Regulations: Mixed-Use Districts

Permanent signs allowed in mixed-use zoning districts upon issuance of a permit are subject to the regulations of [Table 11-4](#).

TABLE 11-4 — PERMANENT SIGN REGULATIONS: MIXED-USE DISTRICTS

Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Art	MX1, MX2, GX1	1	8	40	NA	5	External, backlit, halo, internal
	MX3, GX2		10	70			
Awning	MX1, MX2, GX1	1 per tenant	20, but not higher than bottom of 2nd floor window	1 per linear foot of frontage, not to exceed 30	7	NA	External, backlit, halo
	MX3, GX2			1 per linear foot of frontage, not to exceed 60			
Business Center	MX1, MX2, GX1	1	20	80	7	5	External, backlit, halo, EMS
	MX3, GX2			160			
Canopy	MX1, MX2, GX1	1 per tenant	20, but not higher than bottom of 2nd floor window	1 per linear foot of frontage, not to exceed 30	7	7	External, backlit, halo
	MX3, GX2			1 per linear foot of frontage, not to exceed 60			
Electronic Message	MX3, GX2	Allowed only as part of a Business Center, Marquee, or Monument sign face. Regulations of subject sign type govern number, height, dimensions, setbacks etc.,					EMS

TABLE 11-4 — PERMANENT SIGN REGULATIONS: MIXED-USE DISTRICTS

Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Marquee	MX1, MX2, GX1	1 per tenant	20, but not higher than bottom of 2nd floor window	1 per linear foot of frontage, not to exceed 30	7	7	External, backlit, halo, EMS
	MX3, GX2			1 per linear foot of frontage, not to exceed 60			
Menu Board (drive through)	MX2, MX3, GX1, GX2, C	1 per drive through lane	8	40	NA	10	External, backlit, halo, digital/monitor
Monument	MX1, MX2, GX1	1	6	30	NA	5	External, backlit, halo, EMS
	MX3, GX2	1		50			
Pole	MX3, GX2	1	15	50	10	10	External, backlit, halo
Projecting	MX1, MX2, MX3, GX1, GX2	1 per first floor tenant with street frontage. Upper floors may share 1 sign per building.	20, but not higher than bottom of 2nd floor window	8	7	NA	External, backlit, halo
Sandwich Board	MX1, MX2, MX3, GX1, GX2	1	4 (2 foot max. width)	8	NA	0 (see 14-113(10))	None
Wall	MX1, MX2, GX1	1 per tenant on first floor with street frontage	20; higher by conditional use approval	25 (each sign) or 1 per linear foot of frontage (each sign), not to exceed 50	NA	NA	External, backlit, halo. Internal if lettering only
	MX3, GX2			25 (each sign) or 1.5 per linear foot of frontage (each sign), not to exceed 75			
Window	MX1, MX2, MX3, GX1, GX2	1 per street fronting window (2 window signs maximum)	NA	30% of 1st floor street fronting window area	NA	Inside window only	None
Interior (visible from ROW)	MX1, MX2, MX3, GX1, GX2	1 per street fronting window (2 interior signs maximum)	NA	30% of 1st floor street fronting window area	NA	5 (from interior of window)	NA

(5) Permanent Sign Regulations: Office and Commercial Districts

Permanent signs allowed in office and commercial zoning districts upon issuance of a permit are subject to the regulations of [Table 11-5](#).

TABLE 11-5 — PERMANENT SIGN REGULATIONS: OFFICE AND COMMERCIAL DISTRICTS

Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Art	O, C	1	10	100	NA	5	External, backlit, halo, internal

ARTICLE XI SIGNS

14-111 Permanent Signs

DRAFT

TABLE 11-5 — PERMANENT SIGN REGULATIONS: OFFICE AND COMMERCIAL DISTRICTS

Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Awning	O, C	1 per tenant	20, but not higher than bottom of 2nd floor window	2 per linear foot of frontage, not to exceed 200	7	NA	External, backlit, halo, internal
Business Center	O, C	1 total per property	20	200	7	5	External, backlit, halo, internal
Canopy	O, C	1 per tenant	20, but not higher than bottom of 2nd floor window	2 per linear foot of frontage, not to exceed 200	7	NA	External, backlit, halo, internal
Electronic Message	O, C	Allowed only as part of a Business Center, Marquee, or Monument sign face. Regulations of subject sign type govern number, height, dimensions, setbacks etc.,					EMS
Marquee	O, C	1 per tenant	20, but not higher than bottom of 2nd floor window	2 per linear foot of frontage, not to exceed 200	7	NA	External, backlit, halo, internal
Monument	O, C	1	8	75	NA	5	External, backlit, halo, internal, EMS
Pole	C	1 (per property)	20	100	10	10	External, backlit, halo, internal, EMS
Wall	O, C	1 per tenant on first floor with street frontage	20; higher by conditional use approval	2 per linear foot of frontage, not to exceed 150, or 250 if 200 ft. from ROW, or 350 if 500 ft from ROW, or 450 if 750 ft from ROW	NA	NA	External, backlit, halo, internal
Window	O, C	1 per street fronting window (2 window signs maximum)	NA	30% of 1st floor street fronting window area	NA	Inside window only	None
Interior (visible from ROW)	O, C	1 per street fronting window (2 interior signs maximum)	NA	30% of first floor street fronting window area	NA	5 (from interior of window)	NA

(6) Permanent Sign Regulations: Business Park and Industrial Districts

Permanent signs allowed in business park or industrial zoning districts upon issuance of a permit are subject to the regulations of [Table 11-6](#).

TABLE 11-6 — PERMANENT SIGN REGULATIONS: BUSINESS PARK AND INDUSTRIAL DISTRICTS

Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Art	BP-1, BP-2, I	1	10	100	NA	5	External, backlit, halo, internal

TABLE 11-6 — PERMANENT SIGN REGULATIONS: BUSINESS PARK AND INDUSTRIAL DISTRICTS

Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Awning	BP-1, BP-2, I	1 per tenant	20, but not higher than bottom of 2nd floor window	2 per linear foot of frontage, not to exceed 200	7	NA	External, backlit, halo, internal
Business Center	BP-1, BP-2, I	1 total per property	20	200	7	5	External, backlit, halo, internal
Canopy	BP-1, BP-2, I	1 per tenant	20, but not higher than bottom of 2nd floor window	2 per linear foot of frontage, not to exceed 200	7	NA	External, backlit, halo, internal
Marquee	BP-1, BP-2, I	1 per tenant	20, but not higher than bottom of 2nd floor window	2 per linear foot of frontage, not to exceed 200	7	NA	External, backlit, halo, internal
Monument	BP-1, BP-2, I	1	8	75	NA	5	External, backlit, halo, internal
Wall	BP-1, BP-2, I	1 per tenant on first floor with street frontage	20; higher by conditional use approval	2 per linear foot of frontage, not to exceed 150, or 250 if 200 ft. from ROW, or 350 if 500 ft from ROW, or 450 if 750 ft from ROW	NA	NA	External, backlit, halo, internal
Interior (visible from ROW)	BP-1, BP-2, I	1 per street fronting window (2 interior signs maximum)	NA	30% of first floor street fronting window area	NA	5 (from interior of window)	NA

(7) Permanent Sign Regulations: Special Districts

Permanent signs allowed in agricultural, conservancy, public & institutional and PUD zoning districts upon issuance of a permit are subject to the regulations of [Table 11-7](#).

TABLE 11-7 — PERMANENT SIGN REGULATIONS: SPECIAL DISTRICTS

Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Art	CON	1	10	100	NA	5	External, backlit, halo, internal
	PI-1		8	40			
	PI-2, PUD	In accordance with city-approved master plan (PI-1 regulations apply if no master plan sign regulations)					
Business Center	PI-2, PUD	In accordance with city-approved master plan (PI-1 regulations apply if no master plan sign regulations)					
Electronic Message	AG, CON, PI-1, PI-2, PUD	Allowed only as part of a Business Center, or Monument sign face. Regulations of subject sign type govern number, height, dimensions, setbacks etc.					EMS

ARTICLE XI SIGNS

14-111 Permanent Signs

DRAFT**TABLE 11-7 — PERMANENT SIGN REGULATIONS: SPECIAL DISTRICTS**

Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Monument	AG	1	6	30	NA	5	External, backlit, halo, EMS
	CON		8	75	NA	5	
	PI-1		6	50	NA	5	
	PI-2 , PUD	In accordance with city-approved master plan (PI-1regulations apply if no master plan sign regulations)					
Wall	CON, PI-1	1 per tenant on first floor with street frontage	20; higher by conditional use approval	1 per linear foot of frontage, minimum of 25 and maximum of 50	NA	NA	External, backlit, halo, internal
	PI-2 , PUD	In accordance with city-approved master plan (PI-1regulations apply if no master plan sign regulations)					
Interior (visible from ROW)	CON, PI-1	1	NA	30% of first floor street fronting window area	NA	5 (from interior of window)	External, backlit, halo, internal
	PI-2 , PUD	In accordance with city-approved master plan (PI-1regulations apply if no master plan sign regulations)					

(8) Permanent Signs Permitted without Permits

Permanent signs permitted without a sign permit are subject to the sign regulations of [Table 11-8](#).

TABLE 11-8 — REGULATIONS FOR PERMANENT SIGNS PERMITTED WITHOUT A SIGN PERMIT

Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Address Nameplate	All	1 per street entry	NA	NA	NA	NA	External, backlit, halo
Construction	All	1	6	50	NA	5	None
Directional (Driveway)	All	1 per driveway	6	6	NA	5	None
Door	RM-1, RM-2, MX1, MX2, MX3, GX1, GX2, O, C, BP1, BP2, I, AG, CON, PI1, PI2, PUD	1	NA	NA	NA	NA	None
Engraved	All	1	NA	50	NA	NA	None
Flag (official government)	All	NA	NA	NA	NA	5	External, backlit, halo
Flag (non-government)	All	5	NA	90 (total for all flags)	NA	5	None
Government	All	NA	NA	NA	NA	NA	External, backlit, halo

ARTICLE XI SIGNS

14-112 Temporary Signs

DRAFT

14-112 14-112 Temporary Signs

In addition to the permanent signs allowed in accordance with [14-111](#), temporary signs are allowed as indicated in [Table 11-9](#). Such signs do not require a sign permit.

TABLE 11-9 — TEMPORARY SIGN REGULATIONS

Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Setback (ft.)	Maximum Duration of Display (Days)	Allowed Illumination
Free-Standing	R1, R2	6	6	12 per sign; 20 total	5	60 continuous, not to exceed 240 per year	None
	RM-1, RM-2	6	6		5		None
	All Other	4	6	32 per sign; 75 total	5		None
Wall	R1, R2	2	10	12 per sign; 20 total	NA	30 continuous, not to exceed 120 per year	None
	RM-1, RM-2	1	10		NA		None
	All Other	No maximum	10	32 per sign; 75 total	NA		None

[Remainder of Page Intentionally Blank]

ARTICLE XI SIGNS

14-113 Regulations for Specific Sign Types

DRAFT

14-113 14-113 Regulations for Specific Sign Types

(1) Art Signs

Art signs are subject to the following supplemental regulations.

- (a) The art sign must be a representation that has a meaning beyond what is literally represented.
- (b) A description/narrative about the meaning behind the art display or art sign must be included with a submittal.
- (c) The art sign must be unique when compared to the typical appearance of a business sign.
- (d) Details such as three-dimensional design and the ability to view the art sign from all sides should be considered.
- (e) Unique illumination, shading, and colorization should be considered.
- (f) The submittal of any sign and calling it art does not guarantee approval by plan commission.

(2) Awning/Canopy/Marquee Signs

Awning, canopy, and marquee signs are subject to the following supplemental regulations.

- (a) Awning/canopies without signs are permitted above doors and windows with a building permit.
- (b) Awning/canopy signs are only permitted at the ground-level of a building.
- (c) Awning, canopy, and marquee signs may not extend above the roof or parapet of the structure to which it is attached.
- (d) Awning, canopy, and marquee signs may not interfere with street trees or traffic signs.
- (e) Awning, canopy, and marquee signs must be supported solely by the building to which it is attached and no columns or posts are permitted as supports within the right-of-way.
- (f) The roofs of marquees/awnings and canopies may not be used for any purpose other than to form and constitute a roof. The roofs of all marquees/awnings and canopies on private property may not drain directly onto the public right-of-way. The roofs of all marquees/awnings and canopies

Figure 11-1. Awning Sign



Figure 11-2. Canopy Sign



Figure 11-3. Marquee Sign



must be constructed to support a live load of not less than 60 pounds per square foot. Any text, logos, or other graphic representation qualifying as a sign that is placed on an awning, canopy, or marquee must be included within the calculation of total allowable wall sign area and are subject to the wall sign area regulations of this article.

- (g) Lettering and logos may not exceed more than 30% of the total exterior of awning/canopy and cannot exceed 30 square feet.
- (h) Awnings and canopies may not be white or translucent.
- (i) Awnings with back-lit graphics or other kinds of interior illumination are prohibited.
- (j) Matte-finish canvas or acrylic coated fabric is required for awnings. Vinyl awnings are prohibited.
- (k) Lettering or logos must be painted or otherwise permanently affixed in letters not exceeding 20 inches in height on the front and side portions of an awning or canopy.
- (l) Awnings must be designed to project over individual windows and door openings and not project as a single continuous feature extending over masonry.
- (m) In mixed-use districts, the sign may project into the public right-of-way, but may not extend closer than 3 feet to any street curb line.

(3) Business Center Signs

Business center signs are subject to the following supplemental regulations.

- (a) Business center signs must keep the first 2 feet of the sign closest to the ground free of sign copy for the purposes of snow storage and landscaping. This portion of the sign is not counted toward the calculation of allowable sign.
- (b) Business center signs in mixed-use districts must be monument signs.
- (c) Electronic message signs are prohibited on business center signs.

(4) Electronic Message Signs (EMS)

Electronic Message signs are subject to the following supplemental regulations.

- (a) EMS must not be utilized as a stand-alone sign and must be incorporated into or attached to an otherwise allowed wall or freestanding sign so that separation between the 2 signs is limited to one foot.
- (b) EMS may not occupy more than 30% of the sign area.
- (c) EMS are allowed on monument and pole signs.
- (d) EMS must be perpendicular to the street frontage.
- (e) EMS must have a minimum display time of 8 seconds.
- (f) The transition time between messages and/or message frames is limited to 3 seconds and these transitions may employ fade, dissolve, and/or other transition effects. Flashing or video is prohibited.
- (g) The EMS must be equipped with photosensitive equipment which automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination. The sign must not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness. Such sign may not be illuminated at a level greater than necessary for adequate visibility. Message center signs that are found to be too bright must be modified upon an order by the city.
- (h) Including an EMS as part of a permanent sign will prohibit the use of any portable signs.
- (i) EMS signs may not display off-premise commercial advertising.
- (j) EMS signs in mixed-Use districts must be extinguished (turned off) between 30 minutes after the close of all businesses on the lot and 30 minutes before the opening of any business on the same lot.
- (k) EMS signs in the Special districts must be extinguished (turned off) between 10:00 p.m. and 6:00 a.m.

ARTICLE XI SIGNS

14-113 Regulations for Specific Sign Types

DRAFT

(5) Monument Signs

Monument signs are subject to the following supplemental regulations.

- (a) Monument signs must keep the first 2 feet of the sign closest to the ground free of sign copy. This portion of the sign is counted toward the calculation of allowable sign area.
- (b) Monument signs must incorporate design details, materials, and colors of the associated building(s). EIFS is not allowed on monument signs.
- (c) The maximum height of the sign base may not exceed 33% of the total sign height.
- (d) Letter heights may not exceed 8 inches.
- (e) Two monument signs are permitted on corner lots that have a minimum of 250 feet of frontage on each street.

Figure 11-4. Monument Sign



(6) Pole Signs

Pole signs are subject to the following supplemental regulations.

- (a) The structure must be constructed and designed to incorporate design details, materials, and colors of the associated building(s). EIFS is not allowed on pole signs. Poles must be shrouded and integrated into the overall sign design.
- (b) Sign panels may not extend more than 2 feet beyond the width of the architectural support elements on the sign except in the primary view of any freeway.

(7) Projecting Signs

Projecting signs are subject to the following supplemental regulations.

- (a) Projecting signs must project from the wall at a 90° angle. Projecting signs are not

Figure 11-5. Projecting Sign



allowed at the intersection of streets except at right angles to a building front.

- (b) Projecting signs must have a minimum clearance of 12 inches between building face and sign and may not project more than 4 feet from the building or closer than 3 feet to the edge of the sidewalk, whichever is less.
 - (c) Projecting signs may not be erected within 15 feet of any other projecting sign; however, this provision does prohibit at least one projecting sign per property tax parcel.
 - (d) Upper floor businesses may have one shared projecting sign per building entrance.
 - (e) Mounting hardware must be an attractive part of the sign design. Simple round pipe brackets with plugged ends or added decorative elements are generally appropriate for signs.
- #### (8) Wall Signs
- Wall signs are subject to the following supplemental regulations.
- (a) Wall signs may not project more than 12 inches from the building surface which must also include the mounting brackets.
 - (b) Wall signs may not extend above the lowest point of the roof, nor beyond the ends of the wall to which it is attached.
 - (c) Wall signs may not obscure architectural features of the building, including but not

ARTICLE XI SIGNS**14-113 Regulations for Specific Sign Types****DRAFT**

Figure 11-6. Wall Sign



limited to windows, arches, sills, moldings, cornices, and transoms.

- (d) For multiple story buildings in mixed-use districts, wall signs are permitted only as follows (except as provided for in this chapter):
 1. On the building frieze;
 2. In the area between the first floor and the window sill of the 2nd story window; if no windows are present, then no higher than 20 feet.
- (e) In mixed-use districts, wall signs may not be erected within 15 feet of any other projecting sign; however, this provision does not prohibit at least one wall sign per property tax parcel.
- (f) In mixed-use districts, the width of the sign may not exceed the width of the storefront.
- (g) Existing buildings with signs above the height of the window sill of a second-story window may replace sign copy with a sign of the same size, shape, and lettering.

(9) Window Signs

Window signs are subject to the following supplemental regulations.

- (a) Window signs must be applied directly to the interior surface of the glazing or hung inside the window thereby concealing all mounting hardware and equipment. Signs attached to the exterior of windows are prohibited.
- (b) Neon signs displayed indoors constitute permanent window signs. Only one neon

Figure 11-7. Window Sign



sign is permitted per business per street frontage.

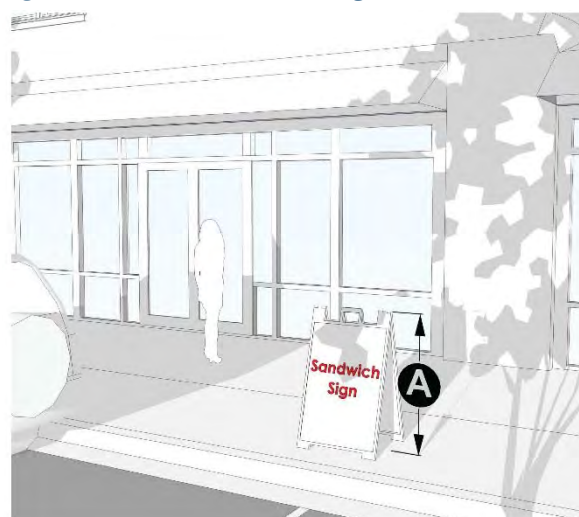
(10) Sandwich Board Signs**(a) Uses**

A sandwich board sign may be permitted within the city right-of-way for uses with public sidewalk frontage in mixed-use districts, subject to compliance with the regulations of this subsection (6):

(b) Dimensional/Design Standards

1. Sign face area may not exceed 8 square feet per sign face.
2. Sign face width may not exceed 2 feet measured at the widest point of the sign face.

Figure 11-8. Sandwich Board Sign



ARTICLE XI SIGNS

14-114 Administration and Enforcement

DRAFT

3. Sign height may not exceed 4 feet measured from the sidewalk beneath the sign to the top of the sign.
4. A ballast must be installed at the base of a sandwich board sign to ensure stability in windy conditions.
5. Signs must be portable and may not be permanently affixed to any structure or sidewalk.
6. The sign may not be painted traffic yellow or construction zone orange, nor may it be reflective, fluorescent or illuminated.
7. Signs may not resemble or contain any MUTCD-compliant traffic control devices in size, shape, message, or color.
8. A maximum of one sandwich board sign per individual business per street frontage is permitted. No supplemental sign, notice, flag, balloon or other decoration may be attached to the sign.
9. The sandwich board must be manufactured to a professional standard of construction, finish and graphics; be fabricated of sign grade wood or metal and be free-standing and self-supporting and not be affixed to or mounted on wheels.
10. The sign must be fold-over or breakaway in design, and not be capable of producing serious injury to pedestrians, bicyclists, and motorists.
11. The sign must be maintained in good repair.
12. The sign may not obstruct building exits.

(c) Placement

1. Sandwich board signs must be placed on the sidewalk fronting the place of business.
2. Signs may not be placed within 10 linear feet of another sandwich board sign, measured from the base of each sign.
3. Signs may be placed only on sidewalks where a minimum 5-foot clear sidewalk area is maintained to allow the passage of pedestrians and wheelchairs and

where they will not interfere with building access other allowed uses of the public right-of-way or compromise public safety.

4. Signs may not block or interfere with any permanent or temporary traffic control devices.
5. Sandwich board signs may not be located in a manner that would interfere with passengers boarding or alighting from a transit vehicle.
6. Signs may not be closer than 2 feet from the face of the street curb.
7. Sandwich board signs may be displayed only during the period a business is open to the public and must be removed at close of business each day. Sandwich board signs may not be placed in such a way as to interfere with snowplowing of the streets. The area around the sandwich board sign must be free of snow and ice and must be placed on the ground at all times. Sandwich board signs may not be placed on snow banks. Businesses that utilize sandwich board signs must hold the city harmless from damage to the signs due to snow removal.
8. Sign placement must comply with all applicable ADA (Americans with Disabilities Act) requirements.

(d) Enforcement

More than 2 violations of the sandwich board sign regulations in one calendar year will result in the removal of the sandwich board sign. A new sandwich board sign will not be permitted for the business for a minimum of 12 months from the date of the sign permit revocation.

14-114 14-114 Administration and Enforcement

(1) Sign Inspector

The city building inspector is designated as the sign inspector with responsibility for:

- (a) Reviewing all applications for permits for the erection of signs;
- (b) Issuing permits and denials of sign permits;

DRAFT

- (c) Authorizing the continued use of signs that comply with the requirements of this ordinance;
- (d) Recording and filing all applications for permits with any accompanying plans and documents;
- (e) Conducting inspections of signs;
- (f) Making such reports as the city may require; and
- (g) Enforcing the regulations of this article.

(2) Licensing; Indemnification; Insurance; Permits; Sign Variances

- (a) **Annual License**
Every person/company engaged in the business of installing, maintaining, or removing signs within the city must first obtain an annual license to perform such work. The fee for such licenses is determined by resolution of the common council.
- (b) **Indemnification**
All persons engaged in the business of installing or maintaining signs that involves, in whole or in part, the erection, alteration, relocation, maintenance of a sign or other sign work in, over or immediately adjacent to a public right-of-way, or public property is used or encroached upon by the sign contractor, must agree to hold harmless and indemnify the city, its officers, agents and employees from any and all claims of negligence resulting from the erection, alteration, relocation, maintenance of this sign or any other sign work insofar as this article has not specifically directed the placement of the sign.
- (c) **Insurance**
Every sign installer must file with the sign inspector a certificate of insurance indicating the applicant holds a public liability and property damage specifically to include the hold harmless with bodily limits of at least \$1,000,000.00 per occurrence, and \$2,000,000.00 aggregate, and property damage insurance of at least \$250,000.00 per occurrence, and \$250,000.00 aggregate. Such insurance may not be canceled or reduced without the insured first giving at least 30 days' notice in writing to the city of such cancellation or reduction.

(d) Permits Required

Except as otherwise expressly stated in this ordinance, it is unlawful for any person to erect, construct, enlarge or structurally modify a sign, or cause the same to be done in the city, without first obtaining a sign permit for each such sign from the sign inspector as required by this article. Permits are not required for a change of copy on any sign, nor for the repainting, cleaning, and other normal maintenance and repair of the sign and sign structure. If the work authorized by the permit has not been completed within 12 months after the date of permit issuance, the permit lapses and becomes null and void.

(e) Sign Permit Application and Fee

Applications for sign permits must be filed with the sign inspector together with such the application fee established by resolution of the common council. Such fee may include inspection fees, reinspection fees, and late fees. Applications must be submitted on forms provided by the sign inspector and contain at least the following information:

1. The name and contact information of the sign owner, the property owner where the sign is or will be located, and the sign contractor of the proposed sign.
2. The following information in PDF format:
 - a. A scaled and dimensioned site plan showing:
 - i. All buildings on subject property,
 - ii. The location, size, and types of existing signs on the subject property, and
 - b. Clear and legible scale drawings with:
 - i. Description and nominal dimensions of the proposed sign, and
 - ii. The construction size, dimensions, and kind of materials to be used in such structure.
 - c. A time-stamped photo of the proposed sign location, with the photo no more than one-year old.

ARTICLE XI SIGNS

14-114 Administration and Enforcement

DRAFT

- d. A color rendering showing before-and-after images of the sign at the proposed location.
 - 3. Calculations or evidence showing that the structure, design, and mounts comply with the requirements of this article for wind pressure load.
 - 4. Evidence of liability, insurance policy or bond, as required in this article.
 - 5. Such other information as the sign inspector may require to demonstrate full compliance with these sign regulations and all other applicable city regulations.
 - 6. Signature of the applicant and property owner.
- (f) **Signs Encroaching on Right-of-Way**
If a sign application involves the installation of a sign that encroaches upon or over right-of-way, such permit application must also include the following information:
- 1. Location of encroachment identified in drawings/renderings required under paragraph (e)(2);
 - 2. Acknowledgment by the property and business owner that the city may revoke permission to encroach upon right-of-way based on public safety, maintenance, other use, or other legitimate reasons;
 - 3. Property owner agreement to hold the city harmless from any and all injury that may occur to any party as the result of the use of the right-of-way. This provision is intended to indemnify and hold harmless the city to the fullest extent permitted by law and includes the payment of reasonable attorney fees for the defense of any claims brought that can fairly be said to be under the intent and purpose of this hold harmless agreement. To secure such hold harmless agreement, property or business owner must maintain a general liability insurance policy on its business operations in an amount of not less than \$1,000,000.00 per occurrence and produce a certificate of insurance demonstrating to the satisfaction of the city that the

city is entitled to coverage thereunder under the terms and conditions of the hold harmless agreement. A copy of the certificate of insurance must be provided and maintained or the permission to encroach on right-of-way will be revoked.

- 4. The authority to encroach upon right-of-way does not transfer to any new business or property owner. A new right-of-way encroachment permit is required.

(g) **Permit Issuance and Denial**

The sign inspector must issue a permit for the erection, structural alteration, enlargement, or relocation of a sign within the city when the permit application is properly completed, all required fees have been paid, and the sign complies with all applicable regulations. If the sign permit is denied, the sign inspector must give written notice of the denial to the applicant and property owner, together with a brief statement of the reasons for the denial. The sign inspector's failure to either formally grant or deny a properly completed sign permit application within 10 days of the date of application meeting the requirements of this article constitutes cause for appeal to the plan commission.

(h) **Sign Permit Variance**

If a sign permit is denied due to the regulations of this article causing undue or unnecessary hardship on any person, firm or corporation, a variance from the sign regulations may be requested in accordance with [14-128](#).

(3) Violations and Penalties

Violations of or failure to comply with the provisions of this article are declared to be unlawful.

- (a) Any sign erected, altered, moved, or structurally modified without a permit, or altered with a permit but in violation with the provisions of this article, must be removed at the owner's expense or brought into compliance within 5 days of written notification by the sign inspector. If the violation is failure to obtain a permit, a permit fee is required, and the permit fee

will be 2 times the normal fee. If the owner does not remove the sign or bring it into compliance, the sign inspector may order removal, the expenses of which will be assessed to the tax roll of the property on which the unlawful sign is located.

- (b) This section does not preclude the city from maintaining any appropriate action to prevent or remove a violation of this article. If the owner does not remove or bring into compliance, the sign inspector may order the sign removed. If such sign is not removed by the owner within the time period specified, the city may cause removal, with the owner being responsible for all costs. These expenses will be assessed to the tax roll of the property on which the unlawful sign is located.

14-115 14-115 Construction, Installation & Maintenance

(1) Construction

- (a) All signs must comply with the provisions of the city building ordinance.
- (b) All monument sign structures must be self-supporting structures and permanently attached to sufficient foundations.
- (c) Electrical service to ground signs must be concealed and comply with the state and national electrical code.
- (d) All signs, except those attached flat against the wall of a building, must be constructed to withstand wind loads as follows, with correct engineering adjustments for the height of the sign above grade:
 1. For solid signs, 30 pounds per square foot on the largest face of the sign and structure.
 2. For skeleton signs, 30 pounds per square foot of the total face cover of the letters and other sign surfaces, or 10 pounds per square foot of the gross area of the sign as determined by the overall dimensions of the sign, whichever is greater.
- (e) Signs may not be suspended by chains or other devices that allow the sign to swing due to wind action. Signs must be anchored to prevent any lateral movement that could

cause wear on supporting members or connections.

- (f) Cables, anchors, guys, fasteners, lag screws, bolts, or other equipment or materials used in securing any non-temporary sign to its mounting must be made of galvanized metal or of equal corrosion resisting metal or metal treated so as to be equally corrosion resistant. Supports and braces used to secure or support a sign must be designed as an integral part of the sign design or sign structure or be screened from view of public rights-of-way.
- (g) All electric signs must also include:
 1. The number of lamp holders (for incandescent lamp signs);
 2. The input amperes at full load; and
 3. The input voltage (for electric discharge lamp signs).

(2) Safety

- (a) All signs must be installed and maintained in a workmanlike manner using equipment that is adequate and safe for the task.
- (b) At the time of permit application, plans must be filed with the sign inspector for footings for signs 8 feet to 20 feet in height, methods of attachment of projecting signs, and engineering specifications and calculations as required by the sign inspector.

(3) Electric Signs

This article recognizes that electric signs are controlled under the special equipment provisions of the state and national electrical code. Electric sign contractors and their employees are herein authorized to perform the following specific tasks:

- (a) Install exterior electric signs, ballasts, or high voltage transformers to sockets or outline lighting tubes, and may connect such signs to primary branch circuit, if such circuit already exists outside of the building.
- (b) Install interior electric signs but may not connect such signs to the primary branch circuit.

(4) Maintenance and Repair

- (a) Every sign including, but not limited to, those signs for which permits are required,

ARTICLE XI SIGNS

14-116 Nonconforming Signs

DRAFT

must be maintained in a safe, presentable and good structural condition at all times, including replacement of defective parts, painting (except when a weathered or natural surface is intended), repainting, cleaning and other acts required for the maintenance of such sign.

- (b) The sign inspector is responsible for requiring compliance with all regulations of this article. If the sign is not modified to comply with applicable regulations and safety standards, the sign inspector must require its removal.

(5) Abandoned Signs

All signs or sign messages must be removed by the owner or lessee of the premises upon which an on-premise sign is located when the business it advertises is no longer conducted or, for an off-premise sign, when lease payment and rental income are no longer provided. If internal sign components (wiring, lights, etc.) are visible after a sign face is removed, a new blank sign face must be added to visually screen the internal components. Reversing the old or abandoned sign face does not constitute compliance with this visual screening requirement. If the owner or lessee fails to remove the sign, the sign inspector will give the owner 30 days' written notice to remove such sign. Upon failure to comply with this notice, the city may cause removal to be executed, the expenses of which will be assessed to the tax roll of the property on which the abandoned sign is located.

(6) Deteriorated or Dilapidated Signs

The sign inspector is authorized to cause the removal of any deteriorated or dilapidated sign under the provisions of Wis. Stats. § 66.0413.

14-116 14-116Nonconforming Signs

(1) Description

A nonconforming sign is a sign that was lawfully established but that no longer complies with applicable sign regulations because of annexation or the adoption or amendment of regulations after the sign was established.

(2) Loss of Nonconforming Status

(a) Criteria

All nonconforming sign lose their nonconforming status if one or more of the following occurs:

1. The sign is abandoned;
2. The sign is structurally altered in any way that brings the sign further out of compliance with these sign regulations than it was before alteration;
3. The sign is relocated. However, relocation of a sign pursuant to the exercise or the threat of exercise of eminent domain by a governmental authority does not result in a nonconforming sign losing its nonconforming status if the sign is relocated to an area on the same tax parcel and as close as practicable to the original site acquired by government action;
4. The sign fails to conform to this zoning ordinance regarding maintenance and repair, abandonment, or dangerous or defective signs; and

(b) Removal of Signs

On the date that any sign meets one or more of the criteria triggering a loss of nonconforming status (above), the sign must be immediately brought in compliance with this article with a new permit secured or it must be removed.

(3) Maintenance and Repair

Nothing in this article relieves the owner or user of a nonconforming sign or the owner of the property on which the sign is located from the provisions of this article regarding safety, maintenance and repair of signs.

14-117 14-117General Design and Maintenance

(1) Design

Signs must be designed to be compatible with the character of building materials and landscaping to promote an overall unified design theme. The use of high-intensity colors or florescent pigments is prohibited.

DRAFT**(2) Maintenance**

Every sign must be constructed and maintained in good structural condition at all times. All signs must be kept neatly painted, stained, sealed, or preserved including all parts and supports.

(3) Illumination

Illumination of signs is permitted subject to the following regulations:

- (a) Illumination of signs must be directed or shaded so that the illumination does not:
 - 1. Interfere with the vision of persons on adjacent streets or properties;
 - 2. Direct onto adjacent properties; or
 - 3. Create a nuisance condition as determined by the sign inspector and/or designee.
- (b) In all cases, sign illumination shall not project light that exceeds 0.1 foot candles above the ambient light at a Lot Line bordering a residential district.
- (c) When internal illumination of signs is permitted, signs must be designed to minimize the amount of light that is transmitted through the sign panel. The display of white light should be limited to the sign copy. The display of internal illumination through the background must be controlled by one or more of the following:
 - 1. Limiting the illuminated background to 30% of the sign area;
 - 2. Changing the shape of the sign to reduce the lighted surface area;
 - 3. Using a dark color; or
 - 4. Using an opaque screen.
- (d) Underground wiring is required for illuminated signs that are not attached to a building.

- 2. The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.

- (b) Architectural, structural design and similar elements of the sign are allowed to exceed maximum stated sign heights by up to 2 feet for a ground-mounted sign and up to 4 feet for a pole sign.

(2) Sign Area

Except as otherwise expressly stated in this section, the area of a sign is based on the of a rectangle or rectangles enclosing the extreme limits of writing, representation, emblem, or any figure of similar character on a sign, regardless of opacity or missing space within the rectangle or rectangles. The area does not include the sign base, frame, or the supporting sign structure except as expressly stated in this section.

- (a) All faces of a multi-sided sign that are legible when viewed from one direction must be counted in determining the area of a sign.
- (b) The area of spherical, 3-D, free-form, sculptural or other non-planar signs is based on the area of the largest three sides of the smallest six-sided cube that completely encloses the sign.
- (c) If the area of a sign structure and sign base is more than 3 times the area of the supported sign, then the area of the sign structure and sign base is included in calculating the area of the sign.
- (d) The following artistic design features are not counted as part of area of sign:
 - 1. Artistic features that do not reference the name or logo of the facility.
 - 2. Religious or school symbols that do not reference the name of the facility
 - 3. Street name and address.

14-118 14-118Measurements**(1) Sign Height**

- (a) The height of a sign is measured by calculating the distance from the base of the sign at normal grade to the top of the sign face. Normal grade is the lower of:
 - 1. The existing grade prior to construction; or,

DRAFT**ARTICLE XII. APPROVAL PROCEDURES**

14-120 Common Provisions	12-1
14-121 Ordinance Text Amendments.....	12-3
14-122 Zoning Map Amendments.....	12-3
14-123 Conditional Uses.....	12-4
14-124 Site Plan Review	12-6
14-125 Design Exceptions	12-10

14-126 Planned Unit Developments	12-11
14-127 Zoning Variances	12-13
14-128 Sign Variances.....	12-15
14-129 Reasonable Accommodation	12-15
14-130 Appeals of Administrative Decisions	12-16

14-120 Common Provisions**(1) Applicability**

The common provisions of this section apply to all of the procedures in this article unless otherwise expressly stated.

(2) State Law

The procedures of this zoning ordinance are intended to comply with state statutes. If any provision of this zoning ordinance is in conflict with any provision of state statutes or if this zoning ordinance fails to incorporate a provision required for the implementation of state statutes, Wisconsin Statutes govern.

(3) Review and Decision-making Authority

Table 14-1 provides a summary of review and decision-making authority. In the event of conflict between this summary table and the written procedures contained elsewhere in this article, the written procedures govern.

Table 14-1: Review and Decision-making Authority

Procedure	ZA	BoA	PC	CC
Zoning Ord. Text Amendments	R	-	R	DM*
Zoning Map Amendments	R	-	R	DM*
Conditional Uses	R	-	R	DM*
Site Plan Review	DM	-	-	-
Minor Design Exceptions	DM	-	-	-
Major Design Exceptions	R	-	DM	-
Planned Unit Development				
Prelim. Development Plan	R	-	R	DM*
Final Development Plan	R	-	R	DM*
Variances, Zoning	R	DM*	-	-
Sign Permits	DM	-	-	-
Variances, Sign	R	-	DM	-
Appeals of Admin, Decisions	-	-	DM*	-

Table notes:

R = review and recommendation authority

DM = final decision-making authority

ZA = zoning administrator

BoA = board of appeals

P&Z = plan commission

CC= common council

* = public hearing

ARTICLE XII APPROVAL PROCEDURES

14-121 Ordinance Text Amendments

DRAFT

(4) Development Procedures Manual

The provisions this article are intended to provide a description of general procedures to be followed in processing zoning-related applications. The Development Procedures Manual serves as a supplement to the provisions of this article and provides a more detailed description of the procedures to be followed in processing zoning-related applications.

(5) Applications and Fees

(a) Applicability

The application and fee provisions of this subsection apply to zoning applications filed by "eligible applicants."

(b) Eligible Applicants

When the procedures of this article allow an application to be filed by an "eligible applicant," such application must be submitted by, or on behalf of, a person, firm, corporation or organization that has one or more of the following interests that are specifically enforceable in the land that is subject to the application:

1. A freehold interest;
2. A possessory interest entitled to exclusive possession;
3. A contractual interest which may become a freehold possessory interest;
4. Any exclusive possessory interest; or
5. City property authorized for sale.

(c) Form of Application

Applications required under this zoning ordinance must be submitted in a form and in such numbers as specified in the Development Procedures Manual

(d) Fees and Notification Costs

All applications filed by property owners must be accompanied by the application fee that has been established by the common council. Application filing fees are intended to cover the cost of providing public hearing notices and other costs related to reviewing and processing applications. Such fees are nonrefundable and may include late fees, penalties, and fees for expedited processing.

(e) Completeness, Accuracy and Sufficiency¹

An application will be considered complete and ready for processing, as specified in the Development Procedures Manual.

(6) Application Processing Cycles

Application processing cycles and timelines for processing applications, including deadlines for receipt of complete applications are specified in the Development Procedures Manual.

(7) Public Notices

Notices of public meetings and hearings must be provided in accordance with state law and the Development Procedures Manual.

(8) Conditions of Approval

Review bodies, including staff, are authorized to recommend conditions and decision-making bodies are authorized to approve the subject application with conditions. Any conditions recommended or approved must reasonably relate to a situation likely to be created or aggravated by the proposed use or development.

(9) Required Time-frames for Action

Any time limit specified in this zoning ordinance for any decision or action on behalf of a review or decision-making body may be extended if the applicant and staff agree to an extension. Unless otherwise expressly stated, if a review or decision-making body does not render a decision or take action within any time period required under this zoning ordinance and the applicant has not agreed to an extension of that time limit, the application is deemed denied.

14-121 Ordinance Text Amendments

(1) Authority to Initiate

Amendments to the text of this zoning ordinance may be initiated by the common council, any alderperson, the plan commission, the city attorney or the zoning administrator.²

(2) Plan Commission Recommendation

Proposed zoning ordinance text amendments must be referred to the plan commission for review. Following their review of the proposed text amendment, the plan commission must make a recommendation on the proposed amendment to

¹ New proposed section.

² The current ordinance allows any interested party to submit proposed text amendments.

DRAFT**ARTICLE XII APPROVAL PROCEDURES**
14-122 Zoning Map Amendments

the common council, including approval, approval with modifications, referral back to staff or denial.

(3) Public Notices

Public notice of hearings on a zoning ordinance text amendment must be published as required by state law.

(4) Common Council Hearing and Decision

- (a) Upon receipt of the plan commission's recommendation, the common council must hold a public hearing on the proposed text amendment. Following the close of the public hearing, the common council must take action of the proposed zoning ordinance text amendment, including approval, approval with modifications, referral back to staff or the plan commission or denial.
- (b) If the common council does not take final action on a proposed zoning map amendment application within 90 days of the common council's public hearing, the amendment application is deemed to have been denied. This "deemed-denied" provision does not apply when the application is referred back to staff or committee after the public hearing is held.

Figure 14-1 – Text Amendment Process
(Generally)

**14-122 Zoning Map Amendments****(1) Authority to Initiate**

Amendments to the official zoning map may be initiated by the common council or filed by an eligible applicant or an eligible applicant's authorized agent (see [14-120\(5\)\(b\)](#)).

(2) Preapplication Meeting

Before filing a zoning map amendment application, the applicant or the applicant's authorized agent must meet with the zoning administrator to discuss the proposed amendment and the applicable procedures.

(3) Application Filing

Zoning map amendment applications must be filed with the zoning administrator.

(4) Neighbor Communication

The applicant or the applicant's authorized agent is encouraged to contact owners of properties that abut the subject property and owners of properties to whom mailed notice is required by state law in order to provide information on the proposed rezoning and to gauge neighbor support for the proposal.

(5) Public Notices

- (a) **Published**
Public notice of hearings on a zoning ordinance text amendment must be published as required by state law.
- (b) **Mailed**
Notice must be mailed as required by state law.
- (c) **Posted**
At least one notice sign must be posted on each street frontage abutting the subject property at least 7 days before the plan commission meeting.
- (d) **Courtesy Notice**
Courtesy notice must be mailed to all property owners within 300 feet of the subject property at least 10 days before the plan commission meeting.

(6) Plan Commission Recommendation

Zoning map amendments must be referred to the plan commission for review. Following their review of the proposed zoning map amendment, the plan commission must make a recommendation to the

ARTICLE XII APPROVAL PROCEDURES

14-123 Conditional Uses

DRAFT

common council, including approval, approval with modifications, referral back to staff or denial.

(7) Common Council Hearing and Decision

Upon receipt of the plan commission's recommendation, the common council must hold a public hearing on the proposed zoning map amendment. Following the close of the public hearing, the common council must act to approve the zoning map amendment, approve the map amendment with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification), refer the matter back to plan commission or staff or deny the proposed zoning map amendment. If the plan commission's recommendation has not been forwarded to the common council within 60 days of referral of the proposed zoning map amendment to the plan commission, the common council may hold the required hearing and take action without receipt of the recommendation.

(8) Successive Applications

If the common council denies a proposed zoning map amendment, no zoning map amendment application requesting the same or more intensive zoning the subject property may be filed for or accepted for processing by the city for one year from the date of final action by the common council unless the council expressly acts to deny the previous application without prejudice or the new application is substantially different than the one that was denied.

Figure 14-2 – Zoning Map Amendment Process (Generally)



allow the use but impose mitigation measures to address specific reasonable concerns, or to deny the use if the concerns cannot be resolved.

14-123 Conditional Uses

(1) Purpose

This ordinance identifies certain uses that, because of their unique or widely varying characteristics or their potential adverse impacts on adjacent land uses, are not permitted as a matter of right but that may be approved through case-by-case review as a "conditional use." They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to

(2) Authority to Initiate

Applications for approval of a conditional use may be initiated by the common council or filed by an eligible applicant or an eligible applicant's authorized agent.

(3) Preapplication Meeting

Before filing a conditional use application, the applicant or the applicant's authorized agent must meet with the zoning administrator to discuss the proposed amendment and the applicable procedures.

(4) Application Filing

Conditional use applications must be filed with the zoning administrator.

ARTICLE XII APPROVAL PROCEDURES**14-123 Conditional Uses****DRAFT****(5) Staff Recommendation**

The zoning administrator must review the proposed conditional use and prepare a recommendation for consideration by the plan commission and common council.

(6) Public Hearing Notice**(a) Published**

Notice of required public hearings on a zoning map amendment must be published in accordance with the Class 2 notice requirements of Wis. Stats. Chapter 985.

(b) Mailed

Notice must be mailed to all of the following at least 10 days before required public hearings:

1. The subject property owner; and
2. All owners of property within 300 feet of the subject property.

(c) Posted

At least one notice sign must be posted on each public street frontage abutting the subject property at least 10 days before required public hearings.

(7) Plan Commission Recommendation

Applications for approval of a conditional use must be referred to the plan commission for consideration in a public meeting. Following review of the proposed zoning map amendment, the plan commission must act to recommend that the conditional use application be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.

(8) Common Council Hearing and Decision

Upon receipt of the plan commission's recommendation, the common council must hold a public hearing on the proposed conditional use. Following the close of the public hearing, the common council must act to approve, approve with modifications or deny the proposed zoning map amendment. If the plan commission's recommendation has not been forwarded to the common council within 60 days of referral of the proposed conditional use to the plan commission, the common council may hold the required hearing and take action without receipt of the recommendation.

(9) Review Criteria and Standards.

- (a) To aid in review of and decision-making on proposed conditional uses, the plan commission and common council must, at a minimum, evaluate whether the following criteria, are met:
1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare;
 2. That the uses, values and enjoyment of surrounding properties for purposes already permitted in the district will be not be substantially impaired or diminished by the establishment, maintenance or operation of the proposed conditional use;
 3. That establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district;
 4. That adequate utilities, access roads, drainage and other necessary improvements have been or are being provided;
 5. That adequate measures have been or will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion; and
 6. That the conditional use complies with all other applicable regulations of this zoning ordinance.
- (b) The review criteria and standards of this subsection are deemed reasonable and, to the extent practicable, measurable. An applicant's failure to demonstrate, by substantial evidence, that the application and all applicable requirements in this ordinance and conditions established by the city relating to the conditional use are or will be satisfied constitute grounds to deny the conditional use. At all times the burden of proof to demonstrate satisfaction of these criteria remains with the applicant.

(10) Conditions and Requirements

In approving a conditional use application, the common council may impose conditions and requirements that it determines are necessary to prevent or minimize adverse effects from the

ARTICLE XII APPROVAL PROCEDURES

14-124 Site Plan Review

DRAFT

Figure 14-3 – Conditional Use Process



proposed use on other properties in the area and on the general health, safety, and welfare of the city.

- (a) Any conditions or requirements imposed must be:
 1. Reasonable.
 2. Measurable, to the extent practical;
 3. Consistent with the general purpose of this ordinance; and
 4. Based on substantial evidence.

(11) Successive Applications

If the common council denies approval of the conditional use, no application requesting approval of the same conditional use on the subject property may be filed for or accepted for processing by the city for one year from the date of final action by the common council unless the common council expressly acts to deny the previous application without prejudice or the new

application is substantially different than the one that was denied.

14-124 Site Plan Review

(1) Purpose

This section establishes a procedure to ensure timely, competent review of site plans as a means of determining whether such plans comply with the applicable regulations of this zoning ordinance, and to enable the city to plan for and review certain proposed improvements of property in order to:

- (a) Implement community policies on physical development;
- (b) Provide for efficient, rational allocation of scarce facilities and resources;
- (c) Promote economy and efficiency in the provision and improvement of municipal services through the regulation of development; and
- (d) Ensure the orderliness, quality and character of the development of property in the city, prevent foreclosure of future development opportunities, and facilitate coordination of land usage with planned and available facilities and resources.

(2) Applicability

Site plan review is required for all multi-family, mixed-use and nonresidential development.

(3) Application Filing

Applications must be submitted to the zoning administrator. All applications must include plans and other information necessary to allow for thorough review of the proposed plans, as indicated by the requirements on the site plan review submittal checklists developed by the zoning administrator.

(4) Review Process

(a) Preapplication Meeting

Before filing a site plan application, the applicant or the applicant's authorized agent must meet with the zoning administrator to discuss the proposed site plan and the applicable procedures.

(b) Department and Agency Comments

Following receipt of a complete site plan application, the zoning administrator is

DRAFT**ARTICLE XII APPROVAL PROCEDURES**

14-124 Site Plan Review

authorized to request comments from any city departments and external agencies who have regulatory responsibility or related interests in the review of the proposed site plan.

(c) Review and Decision-Making Process

1. Upon receipt of a complete application for approval of a site plan, the zoning administrator must review the proposed site plan, obtain any department or agency comments and share all administrative review comments with the applicant.
2. To be considered for further review, the applicant must resubmit any revised site plan along with an explanation of how each administrative comment was addressed. Upon receipt of a complete resubmittal package, the zoning administrator must provide any written administrative comments that require further revision.
3. The zoning administrator must take action to approve the proposed site plan, approve the proposed site plan subject to conditions or deny approval of the proposed site plan within 60 days of the date of latest site plan submittal unless the required time-frame for action is waived by the applicant.
4. If an application for site plan approval is denied, the reasons for denial must be stated in writing, specifying the aspects of the plan that are not in compliance with applicable regulations. If a site plan application is denied, a new application may be submitted for further consideration.
5. If a site plan is approved subject to specific conditions and all administrative review comments, the applicant must revise the site plan in accordance with those conditions and comments and resubmit the plan for review. The zoning administrator must act on all resubmitted site plans within 20 business days of their receipt.
6. If a site plan is approved, the applicant must submit signed and dated digital and reproducible copies of the site plan to the zoning administrator, and the zoning

Figure 14-4 – Site Plan Process
(Generally)



administrator will issue an approval memo..

7. The zoning administrator will retain a copy of the approved site plan in the department's permanent files..

(5) Effective Date of Site Plan Approval

An approved site plan becomes effective upon certification by the zoning administrator. If an appeal is filed, a site plan does not become effective until all appeals have been decided.

(6) Lapse of Site Plan Approval

An approved site plan will lapse and have no further effect one year after it is approved, unless:

- (a) A building permit has been issued (if required);
- (b) The use or structure has been lawfully established; or
- (c) A different lapse of approval period or point of expiration has been expressly established by the decision-making body.

ARTICLE XII APPROVAL PROCEDURES

14-125 Design Exceptions

DRAFT

(7) Permits and Continuing Compliance

- (a) No permit may be issued for any development requiring site plan approval until a site plan has been submitted and certified approved for such development in accordance with this section unless the zoning administrator determines that the site plan is in substantial conformance and phased permits can be issued.
- (b) No permanent certificate of occupancy may be issued for such development until all terms and conditions of the approved site plan have been satisfactorily completed or provided for.
- (c) Construction, grading, or other development activities may be carried out only in compliance with the certified site plan.
- (d) When a site plan has been approved for property pursuant to this section, the property must be used and maintained in compliance with the approved site plan. No person may use property in a manner or physical condition that does not conform to the approved site plan for such property.

(8) Resubmissions and Amendments

- (a) Resubmission of any site plan due to changes required or made to the site plan as previously submitted may be made in accordance with schedule of fees adopted by the common council.
- (b) An approved site plan may be amended in accordance with the site plan review procedures of this section. However, the development services director is authorized to waive applicable review and approval procedures and fees if the development services director determines that a proposed amendment involves only a minor change in the approved site plan. Any waiver by the development services director must be in writing.³
- (c) If a site plan is resubmitted for final approval and the zoning administrator, determines that the site plan does not comply with conditions imposed by the decision-making body, the applicant may elect to either:

1. Revise the site plan to comply with required conditions in accordance with the interpretation of the conditions by the zoning administrator; or
2. Submit a written request by letter or email communication that the resubmission is to be processed as an amendment to the site plan.

(9) Appeals

- (a) The applicant may appeal a final site plan decision of the zoning administrator by filing a written notice of and reasons for the appeal with the zoning administrator no later than 30 days after the date of the action from which the appeal is sought.
- (b) All appeals of interpretations or final decisions of the zoning administrator must be placed on the agenda of the plan commission within 30 days of the date that written notice of the appeal was filed with the zoning administrator unless the applicant agrees to an extension of time for plan commission action.

14-125 Design Exceptions

(1) General

This section establishes regulations governing the granting of requests for design exceptions to the regulations of [Article III](#) or [Article IX](#). These exception regulations are divided into 2 categories:

- (a) Minor, staff-approved design exceptions, referred to as minor design exceptions; and
- (b) More significant design exceptions, which must be reviewed and approved by the plan commission, referred to as major design exceptions).

(2) Intent

The design exception provisions of this section are intended to authorize the granting of relief from strict compliance with the regulations when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The exception provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended

³ Include examples of minor changes and/or additional criteria for determination of "minor" changes.

DRAFT**ARTICLE XII APPROVAL PROCEDURES**
14-126 Planned Unit Developments

purpose and consistency with the comprehensive plan.

(3) Burden of Proof or Persuasion

The burden is on the applicant to demonstrate that the requested exception meets the criteria for approval or demonstrates that the result of the exception would equal or exceed the results of strict compliance with the subject regulation.

(4) Applications

Requested exceptions must be noted on the required application and plan, and the application must include a written statement describing why the exception is necessary and all efforts to mitigate any adverse impacts resulting from a grant of the exception.

(5) Minor Design Exceptions

During the site plan review process, the zoning administrator is authorized to approve the following as minor design exceptions, based on consideration of the general intent statement of [14-125\(2\)](#):

- (a) Build-to Zone. Increase or decrease any build-to-zone requirement by 25% or 2 foot, whichever is greater.
- (b) Primary Frontage Lot Line Coverage. Decrease the minimum primary frontage lot line coverage requirement by 15% or 3 feet, whichever is greater.
- (c) Building Entrances. Increase the maximum permitted distance between required building entrances by up to 20% or 20 feet, whichever is greater.
- (d) Building Setbacks. Decrease any setback by up to 15% or 1 foot, whichever is greater.
- (e) Building Coverage. Increase the maximum total impervious coverage allowance by up to 15%, provided that such increase does not result in impervious coverage that exceed the total permitted impervious plus semi-pervious coverage.
- (f) Height. Increase the minimum or maximum height for any story by up to 3 feet.
- (g) Occupied Space. Reduce the minimum depth of required occupied space by up to 15% or approve unoccupied space on up to 20% of the frontage.

- (h) Transparency. Reduce minimum transparency requirements by up to 15%.
- (i) Other measurements. Reduce or increase by up to 10% any minimum requirements of Article III or Article IX that are expressed as a dimension or distance.
- (j) Other Defined Minor Exceptions. Modify building type regulations of Article III and building design regulations of Article IX that are expressly identified as eligible minor design exceptions within the text of this zoning ordinance.

(6) Major Design Exceptions

- (a) The plan commission is authorized to approve requests for relief from strict compliance with the regulations of [Article III](#) or [Article IX](#) that are not expressly authorized for processing as minor design exceptions and to hear and decide appeals of the zoning administrator's decision on any minor design exception.
- (b) The plan commission's decision to approve or deny a request for a major design exception must be based on a determination of whether:
 1. The requested design exception is consistent with the general intent statement of [14-125\(2\)](#);
 2. The requested design exception is consistent with the comprehensive plan and any adopted area plan; and
 3. The requested design exception will not result in any adverse impacts on other properties in the area beyond those impacts ordinarily expected through implementation of the regulation.

14-126 Planned Unit Developments**(1) Overview**

Planned Unit Development (PUD) zoning districts are established through the approval of a zoning map amendment in accordance with the zoning map amendment procedures of [14-122](#). PUD zoning map amendments must be processed concurrently with a preliminary development plan application. Final development plan approval is required after approval of the PUD zoning map amendment and preliminary development plan. This section describes the required review and

ARTICLE XII APPROVAL PROCEDURES

14-126 Planned Unit Developments

DRAFT

approval procedures for PUD preliminary and final development plans.

(2) Development Plan Approval Required

Approval of PUD preliminary and final development plans must occur before any building permit is issued and before any development takes place in a PUD district. Permits may be issued for a development phase if a preliminary development plan has been approved for the entire PUD and a final development plan has been approved for the subject phase.

(3) Preliminary Development Plans

At the option of the applicant, the preliminary development plan may serve also as the preliminary subdivision plat if such intention is declared before the plan commission's hearing and if the plans include all information required for preliminary plats and preliminary development plans.

(a) Preapplication Meeting

Before submitting a PUD application, the applicant must schedule a meeting with the zoning administrator to discuss the proposed plan and the required process. The zoning administrator is responsible for coordinating the involvement of other relevant city departments in the preapplication meeting.

(b) Application Contents

An application for a preliminary development plan must contain all items of information specified in the development manual.

(c) Application Filing

Complete applications for preliminary development plan approval must be filed with the zoning administrator at the same time that the PUD zoning map amendment application is filed. Preliminary development plan applications may be filed only by the common council, the plan commission or by petition of an eligible applicant or an eligible applicant's authorized agent.

(d) Plan Commission Recommendation

PUD preliminary development plans must be referred to the plan commission with the PUD zoning map amendment. Following review of the proposed zoning map amendment and preliminary development plan, the plan commission must act by simple majority vote of those members present and voting to recommend that the proposed

zoning map amendment and preliminary development plan be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.

(e) Common Council Hearing and Decision

Upon receipt of recommendations from the plan commission, the common council must hold a public hearing on the proposed PUD zoning map amendment and accompanying preliminary development plan. Following the close of the public hearing, the common council may act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed PUD zoning map amendment. If plan commission recommendation has not been forwarded to the common council within 60 days of referral of the proposed PUD zoning map amendment to the plan commission, the common council may hold the required hearing and take action without receipt of the recommendation. Final action on a PUD zoning map amendment by the common council requires a simple majority vote of those members present and voting, except when a valid protest petition is filed with the city clerk before the date of the meeting that the common council takes final action on the amendment approval of the zoning map amendment requires at least a $\frac{3}{4}$ majority vote of those common council members present and voting.

(f) Review Criteria

Zoning map amendments are legislative decisions of the common council based on their consideration of the public, health, safety and general welfare.

(g) Lapse of Approval

If the subject landowner fails to file an application for PUD final development plan approval within one year of the date of PUD preliminary development plan approval, the landowner or the landowner's agent may request that the common council approve a one-time extension for a period of up to one additional year. If the landowner or agent does not request such an extension, or if the landowner does not file an application for a PUD final development plan within the one-

year extension period, approval of the PUD preliminary development plan will lapse and be of no further effect. For projects to be developed in phases, phase limits must be shown on the preliminary development plan. The common council may impose conditions upon the phasing plan as deemed necessary to ensure orderly development, including requirements for financial guarantees ensuring construction of all required improvements.

(4) Final Development Plans

(a) Application Filing

Final development plan applications must be filed with the zoning administrator before the lapse of a preliminary development plan.

(b) Plan Commission's Recommendation

PUD final development plans must be referred to the plan commission. The plan commission must review the final development plan and vote to recommend that the final development plan be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.

(c) Common Council Decision

Following receipt of recommendations from the plan commission, the common council may act to approve, approve with conditions or deny the final development plan. If the design review board has received all the required items of information in the final development plan, but has not forwarded a recommendation to the common council within 60 days of referral of the final development plan to the plan commission, the common council may take action without receipt of the recommendation. Final action on a PUD final development plan by the common council requires a simple majority vote of those members present and voting.

(d) Review Criteria

In reviewing PUD final development plans, review and decision-making bodies must determine if the submitted final development complies with the approved preliminary development plan, any conditions imposed on that plan or any applicable regulations of this zoning ordinance.

(e) Lapse of Approval

In the event the landowner fails to commence development shown on the final development plan within one year after final approval has been granted, then such final approval will lapse and be of no further effect unless the time period is extended for up to one additional year by the common council upon written application by the landowner. Requests for extensions must be submitted to the zoning administrator before the final development plan approval expires and must be processed in accordance with the procedures for approval of a PUD preliminary development plan, including applicable filing fees (for time extension), notices and hearings. In considering extension requests, the plan commission is authorized to recommend and the common council is authorized to approve any of the following actions based on surrounding land use patterns and other relevant information presented at the time of reconsideration by the plan commission and common council:

1. An extension of time to commence development;
2. An amendment to the approved development plan; or
3. Rezoning to another zoning district in accordance with the zoning map amendment procedures of 14-122.

(5) Amendments

(a) Amendment Determination

The common council is authorized to determine whether a proposed PUD amendment constitutes a minor or major amendment.

(b) Major Amendments

Major amendments may be approved only through the procedure required for approval of the PUD. A major amendment is one that constitutes a substantial change to the approved final development plan that is likely to create more significant adverse impacts on surrounding property owners or the community as a whole, such as:

1. Increases in the number of dwelling units or the amount of nonresidential floor area;

ARTICLE XII APPROVAL PROCEDURES

14-127 Zoning Variances

DRAFT

2. Reductions in the amount of land area set aside as open space, recreation area or natural resource conservation area; or
3. Failure to provide public amenities or public benefit features approved as part of the PUD.

(c) **Minor Amendments**

The common council is authorized to approve minor PUD amendments through the approval of an amended final development plan, in accordance with the procedures of [14-126\(4\)](#).

14-127 Zoning Variances

(1) **Intent**

Zoning variances are intended as a way to provide relief from unnecessary hardships resulting from strict application of zoning ordinance requirements, other than those pertaining to signs.

(2) **Applicability**

Except as expressly authorized under Chapter 46 of the municipal code and the sign variance provisions of [14-128](#), only the board of appeals is authorized to grant zoning variances. The plan commission is the final decision-making authority on sign regulation variances (see [14-128](#)) and variances authorized under Chapter 46 of the municipal code.

(3) **Authorized Variances**

These zoning variance procedures may not be used to:

- (a) Waive, modify or amend any definition or interpretation of a use classification;
- (b) Waive, modify or otherwise vary any of the review and approval procedures;
- (c) Waive, vary, modify or otherwise override a condition of approval or requirement imposed by an authorized decision-making body or the state or federal government;
- (d) Waive, vary or modify applicable "minimum lot area per unit" (density) standards (Note: this provision is not intended to prohibit variances of minimum lot area requirements for individual lots);

Figure 14-5 – Zoning Variance Process (Generally)



* The plan commission hears and decides sign regulation variances and variances authorized under Chapter 46 of the municipal code.

- (e) Waive, vary or modify provisions over which jurisdiction for exceptions or other modifications is assigned to another decision-making body; or
- (f) Waive, vary or modify provisions for which variances are expressly prohibited.

(4) **Authority to File**

Zoning variance applications may be filed by eligible applicants or an eligible applicant's authorized agent (see [14-120\(5\)\(b\)](#)).

(5) **Application Filing**

Zoning variance applications must be filed with the zoning administrator.

(6) **Neighbor Communication**

The applicant or the applicant's authorized agent must contact owners of properties that abut the subject property to provide information on the requested variance and to gauge neighbor support for the variance.

DRAFT**ARTICLE XII APPROVAL PROCEDURES**
14-128 Sign Variances

request. Lists of neighbors contacted and any signed and dated statements of support, opposition or no-opinion must be provided before or at the time of the required public hearing.

(7) Public Notices

- (a) **Published**
Public notice of hearings on a zoning variance must be published as required by state law.
- (b) **Mailed**
Notice must be mailed by first class mail to all of the following at least 10 days before the board of appeals' public hearing on the matter:
 1. The subject property owner; and
 2. All owners of property within 100 feet of the subject property.

(8) Hearing and Final Decision⁴

- (a) The board of appeals must hold a hearing to consider the zoning variance request.
- (b) Following the close of the hearing, the board of appeals must make findings of fact and act to approve the requested zoning variance, approve the variance with modifications and/or conditions, refer the zoning variance request back to staff or deny the zoning variance request based on the review criteria and standards of 14-127(9).

(9) Review Criteria and Standards

No zoning variance may be approved unless the board of appeals finds, based on evidence presented in the specific case, that the criteria in Wisconsin Statutes 66.23(7)(e) are addressed.

(10) Transferability

Approved variances run with the land and are not affected by changes of tenancy, ownership, or management.

⁴ The existing 30-day shot-clock provision on zoning appeals has been omitted from this draft. The requirement for board action within 30 days of filing seems unreasonably short and there is no indication of the consequence of not acting within the 30-day period.

(11) Lapse of Approval

An approved zoning variance will lapse and have no further effect one year after it is approved by the board of appeals, unless:

- (a) A building permit has been issued (if required);
- (b) The structure has been lawfully established; or
- (c) A different lapse of approval period or point of expiration has been expressly established by the board of appeals.

(12) Successive Applications

Once a zoning variance request has been denied by the board of appeals, no application for the same or substantially similar variance application may be accepted for 12 months of the date of denial.

(13) Review by Court of Record

Any person aggrieved by a zoning variance decision of the board of appeals may appeal the decision in accordance with state law.

14-128 Sign Variances

Requests for variances from the sign regulations of Article XI, are processed following the zoning variance procedures of 14-127, except that the plan commission, rather than the board of appeals, holds the required hearing and makes the final decision.

14-129 Reasonable Accommodation⁵**(1) Purpose**

For the purposes of this zoning ordinance, "reasonable accommodation" means providing an individual with a disability or developers of housing for individuals with a disability, flexibility in the application of zoning regulations (including the modification or waiver of certain requirements), when it is necessary to eliminate barriers to housing opportunities. The purpose of this section is to provide a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the *Americans with Disabilities Act* and the federal *Fair Housing Amendments Act* in the application of this zoning ordinance.

⁵ New proposed authority/procedure.

ARTICLE XII APPROVAL PROCEDURES

14-130 Appeals of Administrative Decisions

DRAFT

(2) Application Filing

Applications for reasonable accommodation must be filed with the zoning administrator.

(3) Review and Approval

The zoning administrator, in consultation with the city attorney, is authorized to consider and act on requests for reasonable accommodation. The zoning administrator must issue a written decision in which the request is approved, approved subject to conditions or denied. In making the decision, the following factors must be considered:

- (a) Special need created by the disability;
- (b) Potential benefit expected to result from approval of the requested modification;
- (c) Need for the requested modification, including alternatives that may provide an equivalent level of benefit;
- (d) Physical attributes of and any proposed changes to the subject property and structures;
- (e) Potential impact on surrounding uses and property owners;
- (f) Whether the requested modification would constitute a fundamental alteration of the zoning regulations, policies or procedures of the city;
- (g) Whether the requested modification would impose an undue financial or administrative burden on the city; and
- (h) Any other factor that may have a bearing on the request.

(4) Notice of Decision

The written decision of the zoning administrator must be mailed to the applicant and to all owners of record of all properties abutting the property that is the subject of the reasonable accommodation request. Only the applicant and property owners entitled to notice of the written reasonable accommodation determination have a right to appeal the decision on a reasonable accommodation request. All written decisions must give notice of the right to appeal a decision of the zoning administrator pursuant to [14-130](#). The decision of the zoning administrator

constitutes the final decision of the city, unless appealed.

(5) Transfer

Approved requests for reasonable accommodation are granted to that individual and do not run with the land unless the zoning administrator determines that the modification is physically integrated into the structure and cannot easily be removed or altered to comply with this zoning ordinance or the accommodation is to be used by another individual with a disability.

14-130 Appeals of Administrative Decisions

(1) Applicability

The plan commission is authorized to hear and decide appeals when it is alleged there has been an error in any order, requirement, decision or determination made by the zoning administrator or any other administrative official in the administration, interpretation or enforcement of this zoning ordinance.

(2) Right to Appeal

Except as otherwise expressly stated, appeals of administrative decisions may be filed by any person aggrieved by the administrative official's decision or action, including officials, departments, boards or agencies affected by decisions.

(3) Filing of Appeal

Appeals of administrative decisions must be filed with the zoning administrator within 30 days of the date of the written decision or order.

(4) Procedure

Appeals are processed in accordance with the procedures set forth in the Development Procedures Manual.

(5) General Review Criteria and Standards

An administrative decision may be reversed only if the plan commission finds that the zoning administrator or other administrative official erred.

(6) Successive Appeals

Once an appeal has been denied by the plan commission, no rehearing on the same or

DRAFT**ARTICLE XII APPROVAL PROCEDURES**
14-130 Appeals of Administrative Decisions

substantially similar appeal may held except upon a simple majority vote of board members present and voting and a finding that substantial new evidence is submitted that could not reasonably have been presented at the previous hearing on the appeal.

(7) Review by Court of Record

Any person aggrieved by the decision of the plan commission may present to the court of record a petition duly verified setting forth that such decision is illegal and specifying the grounds of the illegality. The petition must be presented to the court within 30 days after the filing of the decision in the office of the plan commission.

ARTICLE XII APPROVAL PROCEDURES

4.b

DRAFT

DRAFT**ARTICLE XIII. ADMINISTRATION**

14-130	Common Council	13-1
14-131	Plan Commission	13-1
14-132	Board of Appeals	13-1

14-130 Common Council

See [Chapter 6](#) of the city code of ordinances.

14-131 Plan Commission

See [Chapter 10, Sec. 10-10](#) of the city code of ordinances.

14-132 Board of Appeals**(1) Established**

See [Chapter 10, Sec. 10-13](#) of the city code of ordinances.

(2) Powers and Duties

The board of appeals has the powers and duties expressly identified in this zoning ordinance and Wis. Stats. § 62.23(7)(e), including the following:

- (a) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the administration or enforcement of this zoning ordinance (See also [14-129](#));
- (b) To authorize variances that will not be contrary to the public interest, where, owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary hardship, so that the spirit of the zoning ordinance will be observed, public safety and welfare secured and substantial justice done (See also [14-126](#)).

(3) Oaths and Witnesses

The chairperson of the zoning board has the authority to administer oaths and compel the attendance of witnesses.

(4) Appeals

All decisions and findings of the board of appeals on appeals of administrative decisions and variances are final administrative decisions and are subject to judicial review, as provided by law.

ARTICLE XIII ADMINISTRATION

14-132 Board of Appeals

DRAFT

DRAFT**ARTICLE XIV. NONCONFORMITIES**

14-140 General	14-1
14-141 Nonconforming Lots	14-2
14-142 Nonconforming Structures	14-2

14-143 Nonconforming Uses	14-2
14-144 Nonconforming Signs	14-3
14-145 Nonconforming Development Features.....	14-3

14-140 General¹**(1) Scope**

The regulations of this article govern nonconformities, which are lots, uses and structures that were lawfully established but—because of the adoption of new or amended regulations—no longer comply with one or more provisions of this zoning ordinance.

(2) Purpose

Occasionally, lots, uses, and structures that were lawfully established (i.e., in compliance with all regulations in effect at the time of their establishment) are made nonconforming because of changes in the zoning regulations that apply to the subject property (e.g., through zoning map changes or amendments to the text of the zoning ordinance). The regulations of this article are intended to clarify the effect of this “nonconforming” status and avoid confusion with “illegal” buildings and uses (i.e., those established in violation of applicable zoning regulations). The regulations of this article are also intended to:

- (a) Recognize the interests of landowners in continuing to use their property for uses and activities that were lawfully established;
- (b) Promote maintenance, reuse and rehabilitation of existing buildings; and
- (c) Place reasonable limits on nonconformities that have the potential to adversely affect surrounding properties.

(3) Authority to Continue

Any nonconformity that existed on the effective date specified in 14-03 or any situation that becomes nonconforming upon adoption of any amendment to this zoning ordinance may be continued in accordance with the regulations of this article unless otherwise expressly stated.

¹ These general provisions are mostly new, but are not believed to represent a substantive change from current practice.

(4) Determination of Nonconformity Status²

- (a) The burden of proving a nonconformity was lawfully established and that the situation has not lost its nonconforming status rests entirely with the subject landowner.
- (b) The zoning administrator is authorized to determine whether adequate proof of nonconforming status has been provided by the subject landowner.
- (c) Appeals of the zoning administrator’s decision on nonconforming status determinations may be appealed in accordance with the appeal procedures of 14-129.³

(5) Repairs and Maintenance

- (a) Nonconformities must be maintained to be safe and in good repair.
- (b) Repairs and normal maintenance that do not increase the extent of nonconformity and that are necessary to keep a nonconformity in sound condition are permitted unless otherwise expressly prohibited by this zoning ordinance.
- (c) Nothing in this article is intended to prevent nonconformities from being structurally strengthened or restored to a safe condition in accordance with an order from a duly authorized city official.

(6) Change of Tenancy or Ownership

Nonconforming status runs with the land and is not affected solely by changes of tenancy, ownership or management.

² Current provisions requiring the keeping of records (14-18) of nonconforming situations has not been carried over in this draft. Does this really occur? Should they be included?

³ Under the current ordinance (14-18), appeals of such decisions are heard by the plan commission.

ARTICLE XIV NONCONFORMITIES

14-141 Nonconforming Lots

DRAFT

14-141 Nonconforming Lots

(1) Description

A nonconforming lot is a lawfully created lot that does not comply with currently applicable minimum lot area or minimum lot width regulations of this zoning ordinance.

(2) Use of Nonconforming Lots⁴

- (a) A single dwelling unit and allowed accessory structures may be constructed on a nonconforming lot that has never been developed in any zoning district that permits detached houses by-right, subject to compliance with all applicable setback and building regulations (e.g., coverage, height, floor area, etc.).
- (b) Nonconforming lots in districts that do not permit detached houses by-right, may be used in accordance with the use regulations that apply in the subject zoning district, and buildings may be erected, subject to compliance with all applicable setback and building regulations (e.g., coverage, height, floor area, etc.).

14-142 Nonconforming Structures

(1) Description

A nonconforming structure is any building or structure, other than a sign, that was lawfully established but no longer complies with the lot and building regulations of the zoning district in which it is located.

(2) General

Nonconforming structures may remain, subject to the regulations of this section.

(3) Alterations and Expansions

Alterations, including enlargements and expansions, are prohibited unless the proposed alteration or expansion complies with all applicable lot and building regulations, and does not increase the extent of the existing nonconformity. A building with a nonconforming front setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback standards and all other applicable lot and building regulations. On the other hand, building

additions on the front, may not increase or extend the front setback nonconformity.

(4) Use

A nonconforming structure may be used for any use allowed in the zoning district in which the structure is located.

(5) Replacement

If a nonconforming structure is damaged or destroyed by violent wind, vandalism, fire, flood, ice, snow, mold, infestation, or other calamity, the nonconforming structure may be re-established to the extent it existed before the damage or destruction, provided that no new or greater nonconformities are created and a permit application to allow the re-establishment is filed within one year of the date of damage or destruction.⁵

14-143 Nonconforming Uses

(1) Description

A nonconforming use is a land use that was lawfully established in accordance with all zoning regulations in effect at the time of its establishment but that is no longer allowed by the use regulations of the zoning district in which the use is now located. Lawfully established uses that do not comply with any applicable separation (or spacing) distance requirements (e.g., those that require one land use to be located a certain minimum distance from another land use) are also deemed to be nonconforming uses.

(2) Change of Use

A nonconforming use may only be changed to another use if the new (changed) use is allowed in the subject zoning district. Once changed to a conforming use, a nonconforming use may not be re-established.

(3) Expansion of Use

A nonconforming use may not be expanded unless such expansion would eliminate or reduce the extent of nonconformity, except that a nonconforming use of a building may be extended into those interior parts of the building that were manifestly designed for such use before the date that the use became nonconforming.

(4) Remodeling and Improvements

A building in which a nonconforming use is located may be remodeled or otherwise improved as long

⁴ This approach is somewhat different than in current ordinance (14-17(5)), which allows N/C lots to be developed with any use allowed in the subject district.

⁵ This provision is intended to comply with changes in state law, per 2017 Wisconsin Act 167.

DRAFT**ARTICLE XIV NONCONFORMITIES**
14-144 Nonconforming Signs

as the remodeling or improvements do not violate the other regulations of this zoning ordinance.

(5) Moving

- (a) A nonconforming use may be moved in whole or in part to another location on the same lot only if the movement or relocation eliminates or reduces the extent of nonconformity.
- (b) A nonconforming use may be moved to another lot only if the use is allowed under the zoning regulations that apply to that (relocation) lot.

(6) Loss of Nonconforming Status**(a) Abandonment**

1. Once a nonconforming use is abandoned, its nonconforming status is lost and any new, replacement use must comply with the regulations of the zoning district in which it is located.
2. A nonconforming use is presumed abandoned when the use is discontinued or ceases for a continuous period of 12 months or more.
3. The presumption of abandonment may be rebutted upon showing, to the satisfaction of the zoning administrator, that during such period the owner of the land or structure has been:
 - a. Maintaining the land and structure in accordance with all applicable municipal code requirements and did not intend to discontinue the use;
 - b. Actively and continuously marketing the land or structure for sale or lease for that particular nonconforming use; or
 - c. Engaged in other activities that affirmatively prove there was not intent to abandon.
4. Any period of discontinued use caused by government action, acts of God, unintended fire or other causes beyond the control of the subject property owner are not counted in calculating the length of discontinuance.

(b) Change to Conforming Use

If a nonconforming use is changed to a conforming use, no matter how short the

period of time, all nonconforming use rights are lost and re-establishment of the nonconforming use is prohibited.

(c) Re-establishment

1. **Intentional Destruction**
When a building containing a nonconforming use is intentionally destroyed, razed or dismantled by a deliberate act of the owner or the owner's agent, re-establishment of the nonconforming use is prohibited.
2. **Accidental Destruction**
Unless a building containing a nonconforming use is loses its nonconforming use rights pursuant to 14-142, the building and use may be restored or repaired provided that no new nonconformities are created and that the existing degree of nonconformity is not increased. A building permit to reconstruct a destroyed or damaged building must be obtained within 2 years of the date of occurrence of such damage.

14-144 Nonconforming Signs

See 14-113.

14-145 Nonconforming Development Features**(1) Description**

A nonconforming development feature is any aspect of a development—other than a nonconforming lot, nonconforming structure or nonconforming use—that was lawfully established, in accordance with zoning regulations in effect at the time of its establishment but that no longer complies with one or more regulations of this zoning ordinance. Common examples of nonconforming development features are off-street parking or loading areas that contain fewer spaces than required by current regulations and sites that do not comply with current landscaping or screening requirements.

(2) General

Nonconforming development features may remain except as otherwise expressly stated in this zoning ordinance, but the nature and extent of nonconforming site features may not be increased

ARTICLE XIV NONCONFORMITIES

14-145 Nonconforming Development Features

DRAFT

except as otherwise expressly stated in this zoning ordinance.

DRAFT**ARTICLE XV. VIOLATIONS, PENALTIES AND ENFORCEMENT**

14-151 Violations.....	15-1	14-154 Remedies Cumulative	15-2
14-152 Remedies and Enforcement Powers	15-1	14-155 Persons Subject to Penalties.....	15-2
14-153 Previous Enforcement Actions	15-2		

14-150 Responsibility for Enforcement

The development services director is responsible for the interpretation, administration and enforcement of the provisions of this zoning ordinance unless otherwise expressly stated.

14-151 Violations

- (1) It is unlawful and a violation of this zoning ordinance for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or use any land in the city, or cause any of these actions, contrary to or in violation of any of the provisions of this zoning ordinance. Any violation of a provision of this zoning ordinance—including but not limited to all of the following—may be subject to the remedies and penalties provided for in this zoning ordinance.
 - (a) To use land or buildings in any way not consistent with the requirements of this zoning ordinance;
 - (b) To erect a building or other structure in any way not consistent with the requirements of this zoning ordinance;
 - (c) To engage in the use of a building or land or any other activity requiring one or more permits or approvals under this zoning ordinance without obtaining such required permits or approvals;
 - (d) To engage in the use of a building or land or any other activity requiring one or more permits or approvals under this zoning ordinance in any way inconsistent with any such permit or approval or any conditions imposed on the permit or approval;
 - (e) To violate the terms of any permit or approval granted under this zoning ordinance or any condition imposed on the permit or approval;

- (f) To obscure, obstruct or destroy any notice required to be posted or otherwise given under this zoning ordinance;
- (g) To violate any lawful order issued by any person or entity under this zoning ordinance; or
- (h) To continue any violation after receipt of notice of a violation.

- (2) Each day that a violation remains uncorrected after receiving notice of the violation from the city constitutes a separate violation of this zoning ordinance.

14-152 Remedies and Enforcement Powers

The city has all remedies and enforcement powers allowed by law, including the following:

(1) Permits Approved with Conditions

Instead of withholding or denying a permit or other authorization, the development services director may grant such authorization subject to the condition that the violation be corrected.

(2) Withhold or Revoke Permits

Any permit, certificate or other form of authorization required under this zoning ordinance may be withheld or revoked by the development services director, as set forth in §106-2 of the municipal code, when the development services director determines that there is departure from the plans, specifications, or conditions as required under terms of the permit.

(3) Municipal Citations

The city may issue municipal citations for violations of this zoning ordinance, as set forth in §1-11 of the municipal code.

ARTICLE XV VIOLATIONS, PENALTIES AND ENFORCEMENT

14-153 Previous Enforcement Actions

DRAFT

(4) Other Legal Remedies

In addition to all other remedies and enforcement powers, the city is authorized to use all remedies available under state law, including seeking injunctive relief and payment of damages,

Each day that a violation continues is considered a separate offense.

14-153 Previous Enforcement Actions

Nothing in this zoning ordinance prohibits the continuation of previous enforcement actions, undertaken by the city pursuant to previous valid ordinances and laws.

14-154 Remedies Cumulative

The remedies and enforcement powers established in this zoning ordinance are cumulative, and the city may exercise them in any combination or order.

DRAFT**ARTICLE XV VIOLATIONS, PENALTIES AND ENFORCEMENT**
14-155 Persons Subject to Penalties

ARTICLE XV VIOLATIONS, PENALTIES AND ENFORCEMENT

14-155 Persons Subject to Penalties

DRAFT

DRAFT**ARTICLE XVI. LANGUAGE, MEASUREMENTS AND DEFINITIONS**

14-160	Language and Ordinance Construction ...	16-1
14-161	Measurement-Related Terms	16-2

14-162	Use Classifications and Terminology	16-8
14-163	General Definitions	16-8

14-160 Language and Ordinance Construction

(1) Meanings and Intent

- (a) Words and terms expressly defined in this zoning ordinance including those defined in 14-163 have the specific meanings assigned unless the context indicates another meaning.
- (b) Words that are not expressly defined in this zoning ordinance must be interpreted as having their plain meaning unless such an interpretation would have an unintended result.

(2) Computation of Time

- (a) References to “days” are to calendar days unless otherwise expressly stated. References to “business days” are references to regular city government working days, excluding Saturdays, Sundays and holidays observed by city government.
- (b) The time in which an act is to be completed is computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, holiday observed by city government or other day on that city offices are closed, that day is excluded.
- (c) A day concludes at the close of business and any materials received after that time will be considered to have been received the following day.

(3) Tenses and Usage

- (a) Words used in the singular include the plural. The reverse is also true.
- (b) Words used in the present tense include the future tense. The reverse is also true.
- (c) The words “shall,” “will,” and “must” are mandatory.
- (d) The word “may” is permissive, not mandatory or required, but the phrase “may

not” means that the referenced action is expressly prohibited.

- (e) Phrases that include numbers, such as “up to x,” “not more than x” and “a maximum of x” all include “x.”
- (f) The word “person” includes a firm, association, organization, partnership, limited liability company, trust, or corporation, as well as an individual.
- (g) The words “used” and “occupied” include “intended and designed to be used or occupied.”

(4) Conjunctions

Unless the context otherwise expressly indicates, conjunctions have the following meanings:

- (a) “And” indicates that all connected items or provisions apply; and
- (b) “Or” indicates that the connected items or provisions may apply singularly or in combination.

(5) Headings and Illustrations

Headings and illustrations are provided for convenience and reference only and do not define or limit the scope of any provision of this zoning ordinance. In case of any difference of meaning or implication between the text of this zoning ordinance and any heading, drawing, table, figure or illustration, the text governs.

(6) Versions and Citations

All references in this zoning ordinance to other city, state or federal regulations are to be construed as referring to the most up-to-date version and citation for those regulations, unless otherwise expressly indicated. When the referenced regulations have been repealed and not replaced by other regulations, zoning ordinance requirements for compliance with the other specifically referenced city, state or federal regulation are no longer in effect.

ARTICLE XVI LANGUAGE, MEASUREMENTS AND DEFINITIONS

14-161 Measurement-Related Terms

DRAFT

(7) Lists and Examples

Unless otherwise expressly indicated, lists of examples that use “including,” “such as,” or similar terms are intended to provide examples only. They are not to be construed as exhaustive lists of all possibilities.

(8) Public Officials and Agencies

References in this zoning ordinance to public officials and agencies will be interpreted as follows:

- (a) References to the “city” are references to the City of De Pere.
- (b) References to the “common council” are references to the City of De Pere Common Council.
- (c) References to the “community development director” are references to the director of the City of De Pere community development department who is responsible for overall zoning ordinance administration and assignment of day-to-day staffing duties and responsibilities.
- (d) References to the “plan commission” are references to the City of De Pere Plan Commission.
- (e) References to the “board of appeals” are references to the City of De Pere Board of Appeals.
- (f) Unless otherwise expressly stated, all other employees, public officials, bodies and agencies to that references are made are those of the City of De Pere or individuals or agencies legally authorized to act on behalf of the city.

(b) Maximum Limits

When a regulation is expressed as a maximum limit, any fractional result must be rounded down to the preceding whole number. For example, if a maximum limit of 3.33 parking spaces per 1,000 square feet of floor area is applied to an 8,000 square foot building, the resulting fraction of 26.64 is rounded down to 26 allowed parking spaces. This provision is not to be interpreted as allowing fractional results to be rounded down when determining compliance with percentage-based limits. For example, if maximum allowed lot coverage is 45%, a lot with 45.33% coverage is not considered to be in compliance.

(2) Lot Area

Lot area is measured as the total ground-level surface area contained within the lot lines of a lot but not including any area occupied by the waters of a duly recorded lake or river and/or public right-of-way.

(3) Lot Width

Lot width is the horizontal distance between the side lot lines of a lot, measured along the minimum front setback line. If no minimum front setback is required, lot width is measured long the front lot line.

(4) Lot Frontage or Street Frontage

Lot frontage is measured between side lot lines of a lot along the front lot line.

(5) Building Coverage

Building coverage is the total area of a lot covered by principal and accessory buildings.

(6) Impervious Coverage

Impervious coverage is the total area of a lot covered by impervious surfaces, including principal and accessory buildings and structures, driveways, patios, parking lots and sidewalks.

(7) Floor Area

The sum of the gross, horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating 2 buildings. The “floor area” of a building includes basement floor area, elevator shafts and stairwells at each floor, floor space used for mechanical equipment (except equipment, open or enclosed, located on the roof), penthouses, attic space having headroom of 7 feet 10 inches or more, interior balconies

14-161 Measurement-Related Terms

(1) Fractions and Rounding

When calculations required under this zoning ordinance result in fractions, the results must be rounded as follows:

- (a) **Minimum Requirements**
When a requirement other than off-street parking is expressed as a minimum requirement, any fractional result must be rounded up to the next consecutive whole number. See [14-82](#) for rounding rules applicable to off-street parking requirements,

DRAFT**ARTICLE XVI LANGUAGE, MEASUREMENTS AND DEFINITIONS**
14-161 Measurement-Related Terms

and mezzanines, enclosed porches, and floor area devoted to accessory uses. However, any space devoted to off-street parking or loading is not counted as "floor area."

(8) Setbacks**(a) Measurement**

1. Required setbacks are measured from the applicable lot line, right-of-way, or specific location referred to in the applicable regulation. Building setbacks are measured to the nearest exterior building wall. Minimum setbacks that apply to other features (parking areas, fences, storage areas) are measured from the nearest point of the area or feature for that a setback is required. Unless otherwise expressly stated, no part of any structure may be located within the street right-of-way.
2. Street (front and street-side) setbacks are measured from the actual right-of-way line of the street (other than an alley).
3. Interior side setbacks are measured from the nearest side lot line that does not abut a street.
4. Rear setbacks are measured from the rear lot line.
5. On double-frontage lots, the required front setback must be provided from both streets, other than alleys.

(b) Setbacks on Irregular Lots

Setbacks are measured from lot lines towards the center of the lot, except as follows:

1. When lot lines are curvilinear, setbacks must be measured parallel to the curvilinear lot line.
2. When there are multiple rear lot lines, the rear setback must be measured from each of rear lot lines.
3. When there is no rear lot line, the rear setback must be measured as a radial distance from the intersection of side lot lines at the rear of the lot.

(9) Primary Frontage or Front Lot Line Coverage¹

The minimum percentage of building facade along the primary frontage of a lot is measured as follows:

¹ These are in order of the Building Type tables and named

- (a) The minimum primary frontage or front lot line coverage must at least equal the width of the principal structures, as measured within the build-to zone along the frontage edge, divided by the length of the lot line parallel to the primary street minus side setbacks. See [Figure 18-1](#).
- (b) For some X district building types, courtyards located along the facade in the build-to zone count towards minimum coverage. See the building type regulations in [Article III](#).

(10) Build-to Zone

The build-to zone is calculated and measured as follows. See [Figure 18-2](#).

- (a) If no additional pedestrian area is required, the build-to zone is measured from the right-of-way line into the lot perpendicular to the frontage.
- (b) When additional pedestrian area is required by the supplemental regulations that apply to the subject building type, the build-to

based on those tables - alphabetize them and remove words like "minimum"?

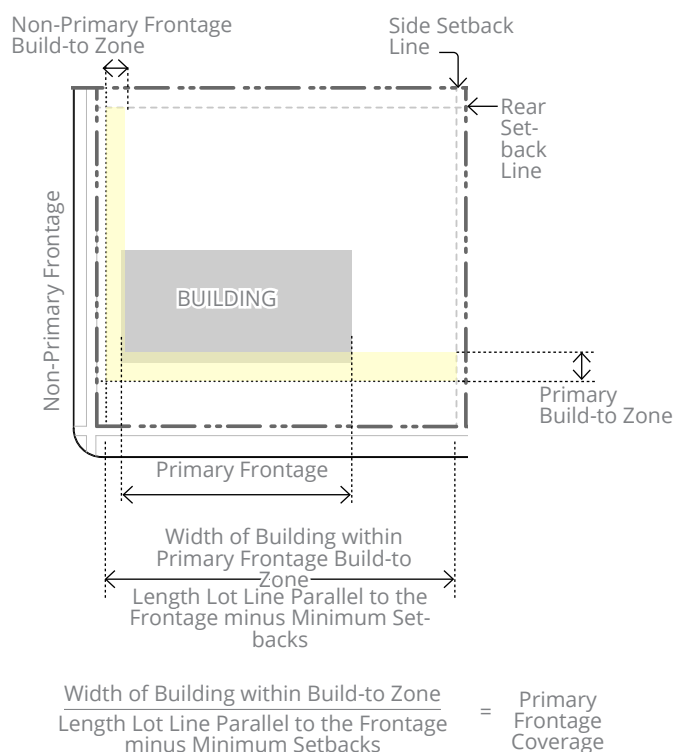


Figure 18-1. Primary Frontage Coverage

ARTICLE XVI LANGUAGE, MEASUREMENTS AND DEFINITIONS

14-161 Measurement-Related Terms

DRAFT

zone is measured from the edge of the new pedestrian area into the lot.

- (c) All building facades located within the build-to zone shall meet the required minimum building height.
- (d) Upper-story recessed balcony facades are not required to be located within the build-to zone.
- (e) Awnings, steps, porches, balconies, and building mounted signs may extend beyond the build-to zone but may not extend into the street right-of-way unless approved **with an encroachment permit**.

(11) Building Width

Minimum and maximum building width applies to all facades on a building parallel and facing the front lot line and is measured horizontally across those facades.

(12) Building and Site Coverage

Building coverage, impervious area, and additional semi-pervious area are calculated and measured as follows. See [Figure 18-3](#).

(a) Maximum Building Coverage

The maximum building coverage is the maximum percentage of a lot permitted to be covered by principal and accessory buildings.

(b) Maximum Site Impervious Area

The maximum site impervious area is the maximum percentage of a lot permitted to be covered by structures, pavement, and other impervious surfaces.

(c) Additional Semi-Pervious Area

In addition to the allowable impervious area on a site, a maximum amount of additional semi-pervious area is permitted.

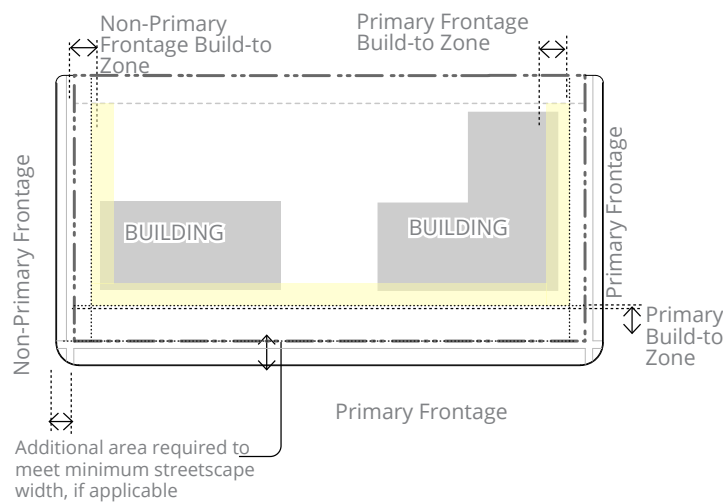


Figure 18-2. Build-to Zones

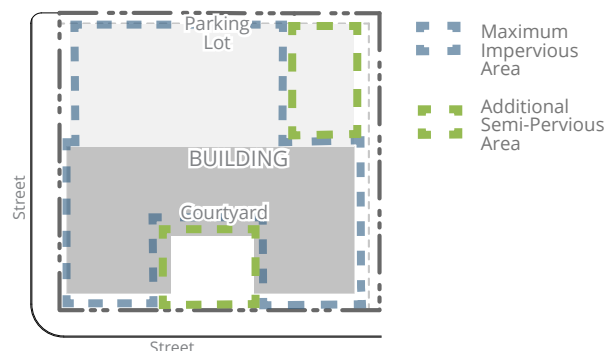


Figure 18-3. Impervious and Semi-Pervious Area

(13) Building Height

See [Figure 18-4](#). Building height is measured from the primary street abutting the lot.

(a) Minimum Overall Height

Each building type requires a minimum number of stories. The building must meet the minimum required height along all primary frontage facades and for a depth of at least 30 feet into the building.

(b) Maximum Overall Height

Maximum heights are specified in number of stories and, where required in the building regulations, overall feet. This requirement applies to the entire building. When both number of stories and overall maximum in feet is shown, both regulations must be met.

(c) Towers

When expressly allowed in the building type tables, towers may exceed the overall maximum height of the subject building type (see [14-39](#)).

(d) Roof Type

When expressly allowed by the regulations of [14-39](#), certain roof types may allow additional height.

(e) Two Half Stories

If a building has both a half story within the roof and a half story that is a visible basement, the combined height of the two half stories is considered one full story.

(f) Basements

When basements are incorporated, the basement may be located mainly below ground or a visible basement. See [Figure 18-5](#) for illustration of visible basement. A visible basement counts as a half story and with the ground-story would fulfill a minimum height requirement of 1.5 stories.

(g) Minimum and Maximum Height per Story

Each story is measured with a range of permitted floor-to-floor heights. See [Figure 18-4](#).

1. Measurement

All story heights are measured in feet between the floor of a story to the floor of the story above it. Minimum and maximum floor-to-floor heights are required to be met along facades for a minimum of 80% of each story.

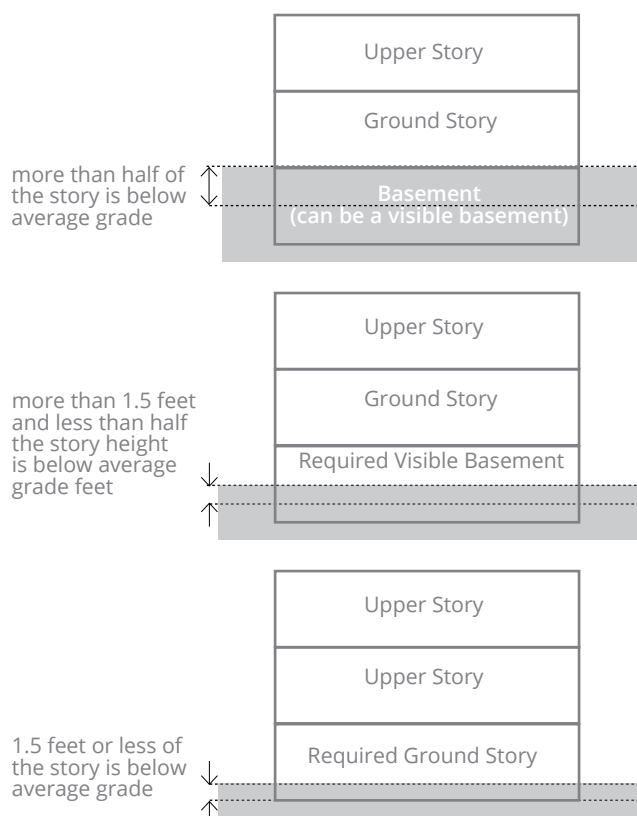


Figure 18-5. Basement and Visible Basement

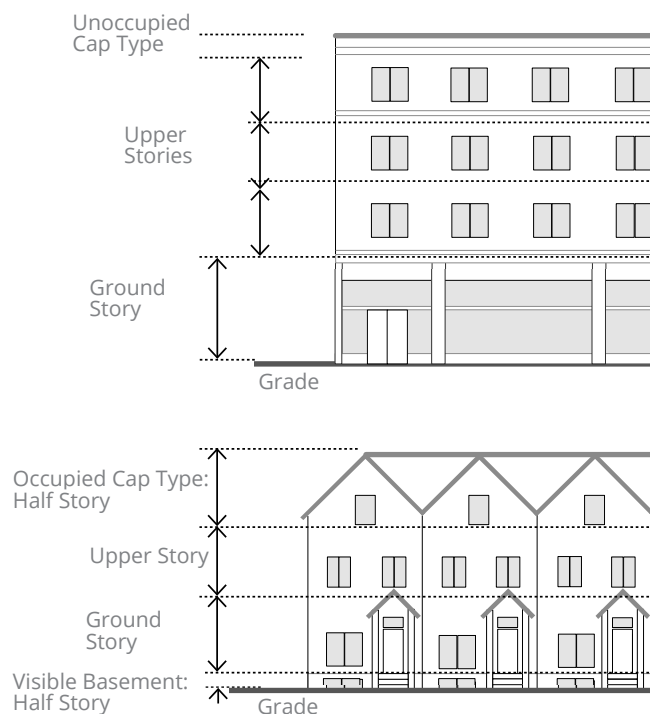


Figure 18-4. Measuring Stories with Floor-to-Floor Height

ARTICLE XVI LANGUAGE, MEASUREMENTS AND DEFINITIONS

14-161 Measurement-Related Terms

DRAFT

2. Primary Frontage Ground Story

When noted as a separate height range, the primary frontage ground-story height must extend from the primary frontage facade into the building a minimum of 20 feet. The remainder of the ground-story may meet either the primary frontage ground-story heights or the height range permitted for all stories.

3. Single-Story Buildings and Top-Story Measurement

For single-story buildings and the uppermost story of a multi-story building, the minimum floor-to-floor height is measured from the floor of the story to the ceiling.

4. Mezzanines

Mezzanines may be included within the floor-to-floor height of any story. Mezzanines occupying more than 30% of the floor area below and extending above the story's allowable floor-to-floor height counts as an additional story and must comply with minimum transparency requirements for the subject building type.

5. Taller Spaces

Spaces exceeding the allowable floor-to-floor heights of the building type are permitted for a maximum of 20% the length of primary frontage facades.

(14) Transparency

(a) Definition of Transparency

For the purposes of this zoning ordinance, transparency is the measurement of the percentage of a facade that contains highly transparent, low-reflectance glass.

1. Storefront

When transparency is required separately for primary street ground-story facades, glass must be a minimum of 60% transmittance factor and a reflectance factor of not greater than 0.25.

2. All Other Windows

Transparency for all window and door glass other storefront glass must be a minimum of 50% transmittance factor and a reflectance factor of not greater than 0.25.

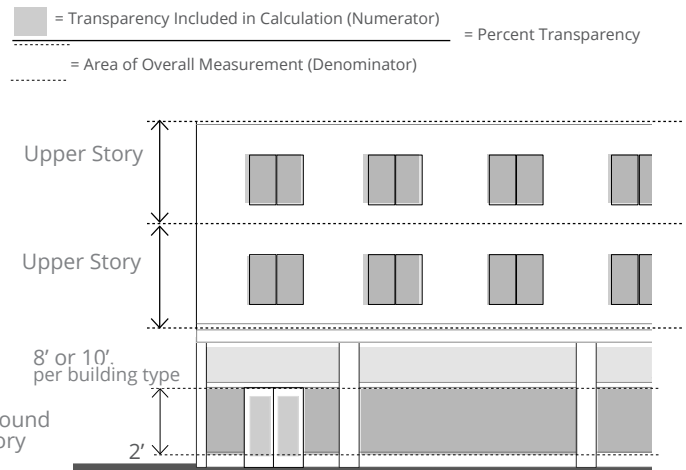


Figure 18-6. Minimum Facade Transparency

Examples of rectangular areas measured per story on a building facade, measuring less than 30% of the story and meeting the blank wall limitation requirement

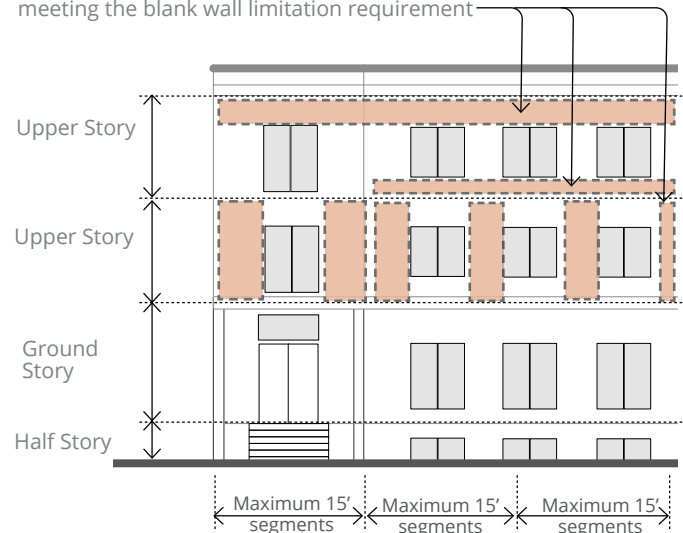
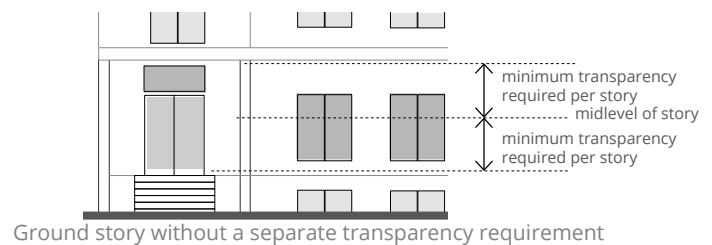
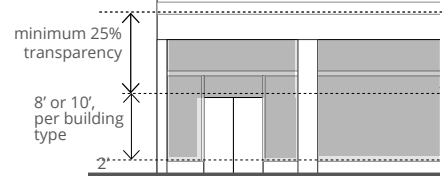


Figure 18-7. Measuring Blank Wall Limitations



Ground story without a separate transparency requirement



Ground story with separate transparency requirement

Figure 18-8. Transparency on Tall Stories

ARTICLE XVI LANGUAGE, MEASUREMENTS AND DEFINITIONS

14-162 Use Classifications and Terminology

(b) Measurement

Minimum facade transparency is measured from floor-to-floor of each story separately, except for required minimum ground-story transparency as defined below. See Figure 18-6. Transparency requirements must be met with windows or glass in doors that comply with applicable transmittance and reflectance factors. The measurement may include the frame, mullions, and muntins, but may not include trim or casing.

(c) Blank Wall Segments

All rectangular areas greater than 30% of the story's facade, as measured floor to floor, must include transparent elements. Additionally, all horizontal segments of a story's facade greater than 15 feet in width must include transparent elements. See Figure 18-7.

(d) Exception²

When the facade of any story is located less than 6 feet from another parallel building facade, no minimum transparency is required for that story.

(e) Minimum Ground-Story Transparency

When a separate minimum ground-story transparency is required per the building types requirements of [Article III](#), the following applies:

1. Ground-story transparency is measured between 2 feet and either 8 or 10 feet, as specified per building type, from the average grade at the base of the facade.
2. The minimum ground-story transparency requirements supersedes the minimum transparency required per story for the building type. The facade design must fulfill that requirement in addition to a minimum of transparency for the remainder of the ground-story.

(f) Mezzanines

Mezzanines are treated as a separate story and must include the required upper-story transparency amounts.

(g) Tall Stories

Stories that are 18 feet or taller in height must include additional transparency

consistent with the following standards. See [Figure 18-8](#).

1. Separate Ground-Story Transparency Required

When a separate minimum ground-story transparency is required per the building types requirements of [Article III](#), the facade design must fulfill that requirement in addition to the minimum transparency for the remainder of the ground-story.

2. No Separate Ground-Story Transparency Required

Except on a ground-story facade to which a primary frontage ground-story facade transparency requirement applies, a tall-story is treated as 2 separate stories, divided in half horizontally, with the minimum transparency per story applied to each half.

(h) Half Stories

All half stories located within the roof structure and within visible basements are required to meet the minimum required transparency.

(15) Building Entrances

Entrances must be provided consistent with the entrance location and number requirements established for the subject building type and consistent with [Figure 18-9](#).

14-162 Use Classifications and Terminology

See [14-70](#) for a description of the use categorization system used in this zoning ordinance and for use-related definitions.

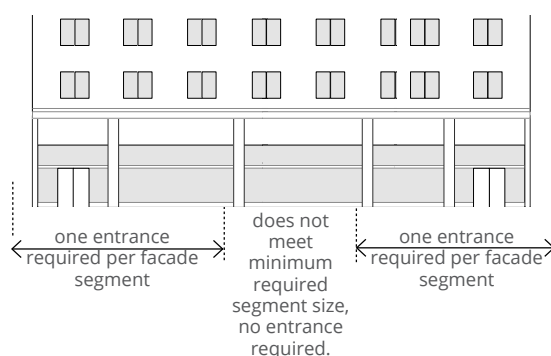


Figure 18-9. Number of Required Entrances

² Only needed if transparency is required for facades other than public way facades.

ARTICLE XVI LANGUAGE, MEASUREMENTS AND DEFINITIONS

14-163 General Definitions

DRAFT

14-163 General Definitions

(1) Terms Beginning with "A"

Abut or Abutting. To touch or share a contiguous boundary or border.

Accessory Building or Use. A building or use that is:

- (a) Conducted or located on the same zoning lot as the principal building or use served, except as may be specifically provided elsewhere in this ordinance;
- (b) Clearly incidental to, subordinate in purpose to, and serves the principal use; and
- (c) Either in the same ownership as the principal use or is clearly operated and maintained solely for the comfort, convenience, necessity, or benefit of the occupants, employees, customers, or visitors of or to the principal use.

Access Road (Service Drive). A facility providing ingress and egress for pedestrians and vehicles to properties that front it.

Adjacent. Near or in the immediate vicinity.

Advertising Vehicle. Signs placed on or affixed to vehicles and/or trailers that are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way when the apparent purpose is to advertise a product or direct people to a business or activity. However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles, when the sign is incidental to the primary use of the vehicle or trailer.

Agent. A person duly authorized to act on behalf of the owner of the subject property.

Alley. A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on a street.

Alteration. Any change, addition, or modification in construction or occupancy.

Art/Public Art. Items expressing creative skill or imagination in a visual form, such as painting, graphic art, murals and sculpture that are intended to beautify or provide aesthetic influences to public areas or areas that are visible from public areas.

Awning. A roof-like covering consisting of fabric, plastic or structural protective cover that projects

from the wall of a building that generally serves the purpose of shielding a doorway, entrance, window, or outdoor service area from the elements or to provide decorative distinction.

(2) Terms Beginning with "B"

Bait, Live. Living worms, night crawlers, minnows, insects, leaches and other live lures that are placed on a hook and used to attract and take fish.

Basement. That portion of a building having more than one-half (½) of its height below lot grade.

Basement, Visible. A basement having more than 3 feet of its floor-to ceiling height above the average finished grade of the adjoining ground.

Base (Zoning) District. Any zoning district that is not an overlay district.

Basin, Detention. A basin or ponding area that temporarily stores runoff water and releases it at a controlled rate until the basin is dry.

Basin, Recharge. A basin or ponding area that collects runoff but has no outlet to a receiving stream. All water is intended to soak into the ground.

Basin, Retention. A basin or ponding area that contains a permanent body of water, receives additional water from runoff, stores it temporarily, and releases it at a controlled rate, but normally maintains some minimum water level.

Berm. A vegetated, elongated earthen mound.

Billboard. See off-premises sign.

Bioretention. The use of soil and plants to remove pollutants from stormwater runoff.

Block. A tract of land bounded on all sides by streets or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways, or municipal boundary lines.

Block Face. All lots abutting one side of a street between the 2 nearest intersecting streets.

Building. Any structure built, used, designed, or intended for the support, shelter, protection, or enclosure of persons, animals, chattels, or property of any kind, and that is permanently affixed to the land. When a building is divided into separate parts by unpierced fire or party walls extending continuously from the ground through all floors to and above the roof, each part is deemed a separate building. The term "building" includes

all other structures of every kind regardless of similarity to buildings.

Building, Detached. A building surrounded by an open space on the same lot.

Building Facade. That portion of a building that is parallel or nearly parallel to the abutting roadway.

Business Center. Multiple businesses located on a single parcel meeting any of the following criteria:

- (a) Utilizing shared or inter-connected parking areas;
- (b) Utilizing shared access drives.

Build-to zone. An area in which the street facade of a building must be placed, dictated by the minimum and the maximum distance a structure may be placed from the lot line.

(3) Terms Beginning with "C"

CAFO. Concentrated Animal Feeding Operation as defined under Wis. Admin. Code Wis. Admin. Code Ch. NR 243.

Caliper. The diameter of the tree trunk measured at a point 6 inches above the root ball or soil level.

Canopy. A roof-like structure projecting from a wall and supported in whole or in part by the building and/or vertical supports from the ground and erected primarily to provide shelter from the weather.

Channel. Natural or artificial watercourse of perceptible extent with definite bed and banks to confine or conduct continuously or periodically flowing water.

Channel Flow. Water that is flowing within the limits of the defined channel.

Character. Any letter of the alphabet or any numeral.

Commercial Message. Any sign, wording, logo, or other representation that, directly or indirectly names, advertises or calls attention to a business, product, service or other commercial activity. Commercial message does not include contact or social media information.

Courtyard. A courtyard is any open air, uncovered landscape, sidewalk, patio, terrace, or deck area, enclosed on at least 3 sides and with a maximum opening of 50% of any street facade.

Cul-de-sac. A short minor street having one end open to motor traffic and the other end terminated by a vehicle turnaround.

(4) Terms Beginning with "D"

Daytime Use. Business, commercial, or service uses whose hours of operation are principally between 6:00 a.m. and 6:00 p.m., Mondays through Saturdays.

Develop. The act of constructing buildings or installing site improvements.

Developable land. Land that may be subdivided and utilized in accordance with the comprehensive plan of the city and other city policies.

Diameter at Breast Height (DBH). The diameter of a tree trunk measured at a point 4.5 feet above ground level at the base of the tree.

Display Time. The amount of time a message and/or graphic is displayed on an electronic message sign.

Dissolve. A mode of message transition on an electronic message sign accomplished by varying the light intensity or pattern, in which the first message gradually appears to dissipate and lose legibility with the gradual appearance and legibility of the second message.

Drive-in or Drive-Through Use. A use accessory to a principal use that offers service directly to occupants of motor vehicles. Such uses are typically associated with restaurants, banks and pharmacies. Automatic teller machine kiosks and similar drop-off or pick-up facilities that do not have on-site employees or amplified sound are not classified as drive-in or drive-through facilities if they meet the general criteria for classification as an accessory use.

Dumpster. A container with a capacity of more than 1.5 cubic yards or a height of more than 4.5 feet that is designed for receiving, transporting, and depositing waste materials produced by uses that are on the subject site. Dumpsters are typically designed to be hoisted and emptied into a garbage truck.

Dwelling. A building or portion thereof, but not a mobile home or lodging use, designed or used exclusively for residential occupancy.

Dwelling Unit. One or more rooms arranged, designed, and used as living quarters for one household only. Individual bathroom(s) and complete kitchen facilities, permanently installed, must always be included for each "dwelling unit."

Dynamic Frame. An electronic message sign frame effect in which the illusion of motion and/or animation is used.

ARTICLE XVI LANGUAGE, MEASUREMENTS AND DEFINITIONS

14-163 General Definitions

DRAFT

(5) Terms Beginning with “E”

Easement. Any area of land reserved for public utilities, sanitation, or other specific uses having limitations, the title to that must remain in the property owner's name, subject to the right of use designated in the reservation of servitude.

Electric Vehicle . Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; either partially or exclusively, on electrical energy from the grid or an off-board source, that is stored on-board via a battery. “Electric vehicle” includes: (1) battery electric vehicles; and (2) plug-in hybrid electric vehicles.

Electric Vehicle (EV) Charging Station. A public or private parking space that is served by battery charging station equipment.

Electric vehicle charging station, private (restricted-access). An EV charging station that is not available for use by the general public. Examples include electric vehicle charging stations that serve residential homeowners or renters, executive parking areas, designated employee parking areas and fleet parking areas.

Electric Vehicle Charging Station, Public. An EV charging station that is accessible to and available for use by the general public.

Electric Vehicle Parking Space . Any parking space that is clearly identified to be used exclusively for the parking of an electric vehicle.

(6) Terms Beginning with “F”

Fade. A mode of message transition on an electronic message sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Facade, Non-Primary. A building facade generally parallel to and facing the right-of-way line along a non-primary street.

Facade, Primary. A building facade generally parallel and facing the right-of-way line along a primary street.

Facade, Rear. Any facade of a building generally parallel to and facing the rear lot line.

Facade, Side. Any facade of a building generally parallel to and facing a side or interior side lot line.

Facade, Street. Any facade of a building generally parallel to and facing any street right-of-way and including bays or minor walls perpendicular to the facade. The facade may be a primary or non-primary facade, depending on whether it is facing a primary or non-primary street, respectively.

Fence. A human-made barrier constructed of wood, iron, stone, or other material erected for the purpose of protection, confinement, enclosure, or privacy.

Foot-candle . A measure of illumination, the amount of light falling onto a surface. One lumen of light, shining evenly across one square foot of surface, illuminates that surface to one foot-candle.

Frame. A complete, static display screen on an electronic message sign.

Frame Effect. A visual effect on an electronic message sign applied to a single frame. See also dynamic frame effect.

Freeway. A divided traffic way in respect to that abutting property owners and others have only limited access to and from as determined by the public authority having jurisdiction over such trafficway. Freeway also means Interstate Highway.

Frontage Road. A public street generally paralleling and contiguous to a main traveled way, primarily designed to promote safety by culminating ingress and egress to the main traveled way and by providing safe and orderly points of access at fairly uniformly spaced intervals (as approved by the public authority having jurisdiction over such main traveled way).

Frontage, Non-Primary. The portion of a lot or building abutting or directly adjacent to a non-primary street right-of-way.

Frontage, Primary. The portion of a lot or building abutting or directly adjacent to a primary street right-of-way.

Frontage, Street. The portion of a lot or building abutting or directly adjacent to a street right-of-way.

(7) Terms Beginning with “G”

Garage, Attached. An enclosed building for the storage of motor vehicles that is connected to a structure by a common wall.

Garage, Private (Residential). Enclosed building space accessory to a single-household of two-household use for the storage of motor vehicles.

Garage Sale. The sale of personal household goods on a residential property. The term garage sale includes rummage sales, lawn sales, yard sales, attic sales, moving sales and the like; provided however that rummage sales are allowed on a residential property no more than three times per calendar year with a maximum duration of 3 consecutive days.

Geothermal Heat Exchange System . Equipment that exchanges thermal energy between the ground (or a water source) and a building. This includes vertical closed loop, horizontal closed loop, water body closed loop system and open loop systems. Also known as ground source heat pumps and geothermal heat pumps.

Grade. The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

Grade, Finished. The vertical location of the ground or pavement surface after site grading work is completed in accordance with an approved plan.

Green Roof. An extension of an above-grade building roof that includes at least a waterproof membrane, a root repellent system, a drainage system, a filtering layer, soil with a minimum depth of 3 inches and native or naturalized plants. Also commonly referred to as a “vegetated roof.”

Ground Cover. Herbaceous broad leaf plants that do not exceed 2 feet in height.

Ground Floor. That level of a building on a site that has its floor line at or not more than 3 feet above the grade of its principal discharge.

Guest. A person who occupies or has the right to occupy a lodging room as an overnight or temporary residence.

(8) Terms Beginning with “H”

Hedge. A dense row of shrubs forming a boundary fence or barrier.

Home Occupation. An accessory use of a dwelling unit for business or commercial purposes. Home occupations are subject to the regulations of [14-78\(6\)](#).

Household. One or more persons living in a dwelling unit with common housekeeping arrangements, except that no more than 5 unrelated persons living together on the premises may constitute a “household.”

(9) Terms Beginning with “I”

Intersection Vision Triangle (Sight Clearance).

A triangular area enclosing an isosceles triangle scribed by two 25-foot equal legs extended each way from the vertex of 2 intersecting streets, such corner determined by projecting the curb lines out to where they meet, or the triangular area enclosing an isosceles triangle scribed by two 15-foot equal legs extended each way from the vertex of an intersecting street and alley or two alleys, such corner determined by projecting the curb lines out to where they meet.

(10) Terms Beginning with “J”

Reserved

(11) Terms Beginning with “K”

Reserved

(12) Terms Beginning with “L”

Landscape Material. Materials used to make a plot of ground more attractive and/or stable or to control the use of the land by providing barriers. These materials may include, but are not limited to, trees, ground cover, shrubs, vines, flowers, earthen berms, rocks and stones, and wood chips.

Lawfully Established. A use, structure, lot or sign (as the context indicates) that was established in conformance with all applicable zoning code regulations in effect at the time of its establishment.

Light Trespass. Light that is emitted into an unintended area.

Limited Access Highway. A traffic way, including toll roads, for through traffic, in respect to that owners or occupants of abutting property or lands and other persons have no legal right of access to or from the same, except at such points only and in such manner as may be determined by the public authority having jurisdiction over such traffic way.

Living Area. Those portions of a dwelling unit that are utilized by the inhabitants on a regular basis, including, but not limited to, bathrooms, bedrooms, dens, dining areas, great rooms, hallways, living rooms, and recreation rooms.

Loading Berth. That portion of a building and lot designed to serve the purpose of loading or unloading all types of vehicles.

Lot. A parcel of land that is either a “lot of record” or a “zoning lot.” The term “lot” includes the terms “piece,” “parcel,” and “plots.”

ARTICLE XVI LANGUAGE, MEASUREMENTS AND DEFINITIONS

14-163 General Definitions

DRAFT

Lot, Corner. A lot situated at the intersection of two streets, the interior angle of such intersection not exceeding 135 degrees.

Lot, Depth. The mean horizontal distance between the front lot line and the rear lot line of a lot measured within the lot boundaries.

Lot, Double-Frontage. Same as “through lot.”

Lot, Improved. A lot of record with either street improvements of pavement, curb, sewer and water, or building improvements with a structure.

Lot, Interior. A lot other than a corner or reversed corner lot.

Lot Line, Front. The boundary of a lot that is along an existing or dedicated public street or, where no public street exists, along a public way. In cases of lots with more than one frontage, the zoning administrator is authorized to determine which boundary is the front lot line.

Lot Line, Rear. The boundary of a lot that is most distant from and is, or is most nearly, parallel to the front lot line.

Lot Line, Side. Any boundary of a lot that is not a front lot line or a rear lot line.

Lot of Record. A lot that is part of a subdivision, the plat of that has been recorded in the Office of the Register of Deeds for Brown County, or a parcel of land, the deed to that was recorded in the Office of said Register of Deeds prior to the adoption of this ordinance.

Lot, Reversed Corner. A corner lot, the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.

Lot, Through. A lot having a pair of opposite lot lines along 2 more or less parallel public streets and that is not a corner lot. On a “through lot,” both street lines are deemed front lot lines.

Lot, Zoning. A single tract of land located within a single block, that (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon, as a unit, under single ownership or control. Therefore, a “zoning lot” or “zoning lots” may or may not coincide with a lot of record.

Low-Impact Development (LID). An approach to land development (or redevelopment) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing impervious area to create

functional and appealing site drainage features that treat stormwater as a resource rather than a waste product. Common LID practices include bioretention facilities, rain gardens, green roofs, rain barrels or cisterns, and permeable paving.

(13) Terms Beginning with “M”

Manufactured Building. A building produced in a factory, designed and constructed to be transported to a site for installation and use when connected to utilities, either independent or as a module in combination with other elements, to form a building on a site.

Manufactured Housing Unit. Any structure, or component thereof, that is intended for use as a dwelling and:

- (a) Is of closed construction and fabricated or assembled on site or off site in manufacturing facilities for installation, connection, or assembly and installation at the building site; or
- (b) Is a building of open construction that is made or assembled in manufacturing facilities away from the building site for installation on the building site and for that certification is sought by the manufacturer.

Marquee. A roof-like structure of a permanent and structural nature that projects from the wall of a building.

Mechanical Equipment. All air conditioning units, cooling towers, heaters, ventilators, compressors, flues, stacks, chimneys, and similar items exposed to view on the outside of a building.

Mezzanine. An intermediate story between the floor and ceiling of a main story and extending over only part of the main floor.

Mobile Home. Any vehicle or structure intended for, or capable of, human dwelling, or designed primarily for sleeping purposes, mounted upon wheels or supports and/or capable of being moved by its own power or transported by another vehicle.

Mobile Home Park. Any park, court, camp, site, plot, parcel, or tract of land designed, maintained, intended, or used for the purpose of supplying a location or accommodations for more than 2 mobile homes and include all buildings used or intended for use as a part of the equipment thereof, whether or not a charge is made for the use of the mobile home park and its facilities. “Mobile home park” does not include automobile

or mobile home sales lots on that unoccupied mobile homes are parked for purposes of inspection and sale.

Mobile Storage Unit, Temporary. A mobile, fully enclosed container that is specifically designed and used for the temporary storage of household goods, wares, and materials for the purpose of moving, relocation, or temporary storage during construction. This definition does not include a shipping or cargo container, modified or otherwise.

Motor Vehicle. Any licensed passenger vehicle, truck, truck-trailer, trailer, or semi-trailer propelled or drawn by mechanical power.

(14) Terms Beginning with "N"

NIT. A unit of illuminative brightness equal to one candela per square meter, measured perpendicular to the rays of the source.

Noncommercial Message. A message intended to direct attention to a political, social, community or public service issue or an idea, aim viewpoint, aspiration or purpose and not intended to produce any commercial benefit or tend to encourage a commercial transaction.

Nonconforming Development Feature. See [14-145](#).

Nonconforming Lot. See [14-141](#).

Nonconforming Sign. See [14-117](#).

Nonconforming Structure. See [14-142](#).

Nonconforming Use. See [14-143](#).

Nonconformity. A nonconforming lot, nonconforming use, nonconforming structure, nonconforming development feature or nonconforming sign.

Nonresidential District or Nonresidential Zoning District. Any zoning district other than an R (residential) district.

(15) Terms Beginning with "O"

Occupied Space.

Official Map. The map of the city showing streets, highways, parkways, parks and playgrounds, and the exterior lines of planned new streets, highways, parkways, parks and playgrounds, as provided by State Statutes.

Open Space. An area or portion of a lot, or an area of water or combination thereof, that is sought to be reserved in its natural state or for agriculture, outdoor recreation use or for scenic purposes, or

for the enjoyment of the inhabitants of a dwelling unit.

Outlot. A parcel of land other than a lot or block, a remnant parcel of land not to be used by itself for building purposes.

Operable Vehicle. Any passenger vehicle, truck, truck trailer, trailer, semi-trailer, or any vehicle propelled or drawn by mechanical power, or heavy equipment machinery that is licensed for the current year and/or can be operated in a manner consistent with the user's manual.

Overlay District. A zoning district that over-lays one or more base zoning districts and imposes requirements in addition to those of the base district or modifies the regulations otherwise applicable in the base zoning district.

(16) Terms Beginning with "P"

Parking, Off-Street. When vehicles are parked or temporarily stored, between trips, in garages, lots or ramps specifically set aside for idle vehicles.

Particulate Matter. Dust, smoke, or any form of airborne pollution in the form of the minute separate particles.

Pedestrian Way. A right-of-way designed for the purpose of providing pedestrian access.

Person. A living human body.

Philanthropic. A charitable institution.

Photovoltaic Cell. A semiconductor device that converts solar energy into electricity.

Plant Material. Ornamental, organic shrubs, and other landscaping.

Principal Building. A building or combination of buildings of chief importance or function on a lot. In general, the principal use is carried out in the principal building.

Principal Use. A use or activity or combination of which are of chief importance on the lot; one of the main purposes for which the land, buildings or structures are intended, designed or ordinarily used.

Property Lines. The lines bounding a zoning lot as defined herein.

Public Way. Any sidewalk, street, alley, highway, or other public thoroughfare.

(17) Terms Beginning with "Q"

Reserved

ARTICLE XVI LANGUAGE, MEASUREMENTS AND DEFINITIONS

14-163 General Definitions

DRAFT

(18) Terms Beginning with “R”

Radio Antennas (Including Dish Antennas). Any combination of:

- (a) Antenna, the purpose of that is to transmit or receive communication or other signals through electromagnetic waves;
- (b) An amplifier, the purpose of that is to magnify and transfer signals; and
- (c) A cable, the purpose of that is to carry the signals to and from the interior of the building. An antenna is considered a structure and thus requires a permit from the Building Inspector before it can be installed.

Recreational Vehicles. A vehicle primarily used for leisure activities, including, but not limited to, camper trailers, boats, with or without trailers, all terrain vehicles, and snowmobiles. For the purpose of this ordinance, recreational vehicles do not include four-wheel drive passenger vehicles or motorcycles.

Reservoir Parking. Off-street parking spaces allocated to automobiles awaiting entrance to a particular establishment.

Right-of-Way. A strip of land occupied, or intended to be occupied, for a public or quasi-public use. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency, must be dedicated to public use by the maker of the plat on that such right-of-way is established. The usage of the term “right-of-way” for land platting purposes means that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from other lots or parcels adjoining such right-of-way and not included within the dimension or areas of such lots or parcels.

(19) Terms Beginning with “S”

Screening. A hedge, wall, fence, or other durable landscape barrier or plantings that provide reasonable concealment or direct attention away from the structure or area required to be screened. Screening may consist of a shrub border, trees, hedge, wall, fence, earthen berm or combination thereof, or other durable landscape barrier or combination thereof, to be located along the perimeter of the defined area to be screened.

Scroll. A mode of message transition on an electronic message sign in which the message

appears to move vertically across the display surface.

Setback. An open, unobstructed area that is required to be provided by this zoning ordinance.

Setback Area. The horizontal area required to be provided between the front, side, and/or rear line of the building or use and the lot lines or street right-of-way lines.

Setback, Street Side. The horizontal distance required between the side line of the building or use that runs perpendicular to a fronting street and the side right-of-way line perpendicular to the fronting street.

Setback, Front. The horizontal distance required between the front line of the building or use and the street right-of-way line.

Setback Lines. Lines established adjacent to lot lines or street right-of-way lines for the purpose of defining limits within which any or certain buildings, structures, or uses may not be constructed, maintained or carried on.

Setback, Rear. The horizontal distance required between the back line of the building or use and the rear lot lines.

Setback, Side. The horizontal distance required between the side line of the building or use and the side lot lines, unless the side line of the building or use is parallel to a street, in which case it is considered street side setback.

Sewage Disposal System, Individual. A septic tank seepage tile sewerage disposal system or any other sewerage treatment device that services only one lot and is approved by the Brown County Zoning Administrator as being in accordance with the rules of the State Department of Health and Social Services, the State Department of Natural Resources, and applicable local ordinances.

Shadow Line. An architectural feature consisting of a typically decorative, 3-dimensional, linear element, horizontal or vertical, protruding or indented at least 1.5 inch in depth from the exterior facade of a building, and creating a shadow on the facade with light overhead, and extending, with limited interruption, the height or length of the designated story. Examples may include cast stone cornices or lintels, pilasters, or stepped brick coursing.

Shopping Center. A group of retail commercial establishments involved in the sale of a general line of clothing apparel and accessories, home

furnishings, major and minor household appliances, hardware, toys, electronic goods, eating establishments, and other consumer products and services that are planned and developed as a unit with a minimum of 50,000 square feet of gross floor area and off-street parking provided on the lot or parcel on that the shopping center is located.

Sidewalk. That portion of a street right-of-way or cross walkway, paved or otherwise surfaced, intended for pedestrian use only.

Sign. Any emblem, painting, banner, pennant, placard, design, identification, description, illustration or device, illuminated or nonilluminated, to advertise, identify, convey information or direct attention to a product, service, place, activity, person, institution, business, or solicitation, including any permanently installed or situated merchandise. For the purpose of removal, signs also include all sign structures.

Signs as defined herein do not include temporary holiday decorations or landscape features that do not display a commercial message.

Sign, Abandoned. A sign that no longer correctly advertises a bona fide business, lessor, owner, product or activity conducted, or product available on the premises where the sign is displayed or elsewhere for a period of 6 months.

Sign, Address Nameplate. A sign that identifies the street number and/or street name for identification purposes, as designated by the United States Postal Service.

Sign, Art. See definition "Art/Public Art."

Sign, Awning. Any sign attached to or constructed in, on, or under an awning.

Sign, Backlit/Halo. A sign that has a source of copy illumination designed to project lighting against the surface behind the copy.

Sign, Banner. A sign of lightweight fabric or similar non-ridged material that is mounted with no enclosing framework.

Sign, Billboard. Same as "off-premise sign."

Sign, Business Center. A sign identifying the entrance to a business center and/or the names of the businesses located within the business center.

Sign, Campaign. A temporary sign displayed on a lot during an active local, state or federal campaign for public office or ballot issue or referenda, generally intended to promote the ultimate exercise of voting by the general public.

Sign, Canopy. Any sign attached to or constructed in, on, or under a canopy.

Sign, Changeable Copy (manual). A sign upon which the message can be readily modified by changing letters and/or symbols by other than electronic means.

Sign Contractor. Any person, partnership or corporation engaged, in whole or in part, in the erection or maintenance of signs, excluding the business that the sign advertises.

Sign, Construction. A temporary sign located on a lot upon which building or construction is actively occurring.

Sign, Directional (driveway). A sign located near a driveway entrance from a street or near an internal site driveway or drive aisle.

Sign, Double-Faced. A sign with copy on two parallel faces that are back to back, facing in opposite directions.

Sign, Electronic Message (EMS). A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means. (See also following terms principally associated with electronic message signs: display time, dissolve, dynamic frame effect, fade, frame, frame effect, scroll, transition, travel).

Sign, Engraved. A sign whose characters are engraved or etched onto the exterior wall of a building or onto a plaque mounted on the exterior wall of a building.

Sign, Externally Illuminated. A sign illuminated by or exposed to artificial lighting by lights on the sign or directed toward the sign.

Sign, Feather. A lightweight, portable sign mounted along one edge on a single, vertical, flexible pole the physical structure of which may resemble a sail, bow, or teardrop.

Sign, Flag. A generally rectangular or triangular sign or part of a sign made of fabric or other pliant material attached to a flagpole only along one side and which predominately displays distinctive colors, images, shapes or designs rather than legible words, letters, numbers or other linguistic characters.

Sign, Flashing/Strobe. Any sign that contains an intermittent or flashing light source, or that includes the illusion of intermittent or flashing light by means of animation, or an externally mounted

ARTICLE XVI LANGUAGE, MEASUREMENTS AND DEFINITIONS

14-163 General Definitions

DRAFT

intermittent light source, not including changeable message signs.

Sign, Freestanding. A sign that is part of a self-supporting structure, other than a building or portion of a building. Sometimes referred to as a “ground sign.”

Sign, Government. A sign installed by or on behalf of the city or other branch of government,

Sign, Holiday Display. A displays erected on a seasonal basis in observance of religions, national or state holidays that are not intended to be permanent in nature and that contain no commercial message.

Sign, Inflatable. A sign whose shape or structure is provided by inflation or by the affect of forced air.

Sign, Interior. A sign mounted or located in the interior of a building that is legible by a person with 20/20 vision when standing at ground level from outside the lot on which the subject building is located.

Sign, Internally Illuminated. A sign lighted by or exposed to artificial lighting by lights in the sign.

Sign, Marquee. Any sign attached to or constructed in, on, or under a marquee.

Sign, Menu Board (drive-through). A sign located on the site of an allowed drive-through use.

Sign, Message Board. A sign with a fixed or changing display/message composed of a series of lights that may be changed through electronic means.

Sign, Monument. A sign supported primarily by an internal structural framework or integrated into landscaping or solid structural features other than support poles. Monument sign also means ground sign.

Sign, Off-Premise. A sign that advertises goods, products, facilities, events or services not on the premises where the sign is located, or directs persons to a different location from where the sign is located.

Sign, Mural or Ghost. Signs painted directly onto a building wall.

Sign, Pole. A freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building or structure.

Sign, Portable. Any sign not permanently attached to the ground or a building.

Sign, Projecting. A sign, normally double-faced, that is attached to, and projects from, a structure or building facade. Awning, canopy and marquee signs are not be considered projecting signs.

Sign, Roof. A sign erected upon, against or above a roof.

Sign, Sandwich Board. A portable sign that is generally temporary in nature and that is free-standing.

Sign, Searchlight. A light source and a reflector for projecting a high-intensity beam of light into the sky or surrounding area.

Sign, Special Event. A sign approved in connection with a special event permit approved by the common council.

Sign Structure. Any device or material that supports, has supported, or is capable of supporting, a sign in a stationary position, including decorative covers.

Sign, Swinging. A sign installed on an arm or mast or spar that is not, in addition, permanently fastened to an adjacent wall or upright pole.

Sign, Temporary. A banner, pennant, poster or advertising display that is not permanently attached to a building or the ground and that is intended to be displayed for a limited period of time only.

Sign, Wall. A sign attached to the wall of a building with the face in a parallel plane to the plane of the building wall.

Sign, Window (or Door). A non-illuminated sign that is placed inside the glass of a window or door and that is visible from the exterior of the window or door.

Solar Energy System . A system intended to convert solar energy into thermal, mechanical or electrical energy.

Solar Energy System, Building-Integrated. A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural part of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, shading devices and similar architectural components.

Solar Energy System, Structure-Mounted . A solar energy system that is mounted on the façade or roof of either a principal or accessory structure.

Solar Energy System, Flush-Mounted . A solar energy system that is mounted flush with a finished building surface, at no more than 6 inches in height above that surface.

Solar Energy System, Ground-Mounted . A solar energy system mounted on the ground and not attached to any other structure other than structural supports.

Solar Panel . A group of photovoltaic cells assembled on a panel. Panels are assembled on-site into solar arrays.

Special Event. An temporary event or group of related temporary events typically involving a mass gathering of people on public right-of-way or public property; or on private property in a manner that results in significant impacts on public property or right-of-way.

Stand, Fruit or Produce. Building or premises used primarily for sale of fruit or produce from a service window, counter, or exterior area of a building; and major display of goods in an exterior or semi-enclosed area associated with a building.

Story, Ground. Also called ground floor. The story closest to the ground level that does not meet the definition of a basement.

Story, Half. See measuring of building height,

Street Lot Line. A line dividing a lot from a public right-of-way.

Streetscape area. The area behind the back of curb designed for pedestrian travel, including the sidewalk and buffer zone between the sidewalk and street for street planting and/or street furnishings.

Streetwall. The portion of the building facade that is located generally parallel and facing the street right-of-way line.

Street. A public or private right-of-way that affords a primary means of vehicular access to abutting property, whether designated as a street, avenue, highway, road, boulevard, lane, thruway, or however otherwise designated, but does not include driveways to buildings.

Street, Arterial. A major high capacity street designed to carry large volumes of traffic between major activity areas of the city.

Street, Collector. A street that provides moderate speed movement within major activity areas and collects and distributes traffic between arterials and local streets. Included would be principal entrance and traffic movement streets within a residential development.

Street, Local (Minor). A street designed for low speed travel and generally low traffic volumes that provides land access from neighborhoods and minor activities to the collector and arterial systems.

Structural Alteration. Any change, other than incidental repairs, that would prolong the life of the supporting members of a building, such as the addition, removal, or alteration of bearing walls, columns, beams, girders, or foundations.

Structure. Anything constructed, the use of that requires location on the ground or attachment to something having location on the ground.

Structure, Decorative. Any structure, other than a building constructed or installed on a zoning lot, the principal purpose of that is to provide a decoration or architectural accent, including, but not limited to, arbors and trellises, flagpoles, approved free-standing signs and light posts.

(20) Terms Beginning with "T"

Tent. Any temporary structure or enclosure, the roof of that and/or one-half or more of the sides are constructed of silk, cotton, canvas, fabric, or a similar pliable material.

Transition. A visual effect used on an electronic message sign to change from one message to another.

Travel. A mode of message transition on an electronic message sign in which the message appears to move horizontally across the display surface.

(21) Terms Beginning with "U"

Use of Property. The purpose or activity for that the land or building thereon is designed, arranged or intended, or for that it is occupied or maintained. The phrase "used for" includes the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied by."

Use, Permitted. A use that may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations, and standards of such district.

ARTICLE XVI LANGUAGE, MEASUREMENTS AND DEFINITIONS

14-163 General Definitions

DRAFT

Use, Principal. The primary use of land or buildings, as distinguished from a subordinate or accessory use.

Utility-scale Energy Production. An energy production facility that produces electric energy for widespread distribution through the electric power grid.

(22) Terms Beginning with "V"

Vehicle Fuels, Alternative. Electricity, CNG (compressed natural gas), LNG (liquefied natural gas), LPG (liquefied petroleum gas), and hydrogen.

Vehicle Fuels, Conventional. Gasoline and diesel fuel.

(23) Terms Beginning with "W"

Walkable or Walkability. The extent to which the built environment is safe and inviting for pedestrians and for the presence of people living, shopping, visiting, enjoying or spending time in an area.

Walkway. A clearly defined path for non-motorized movement between buildings, structures, destinations, or other walkways on or adjacent to a sit

(24) Terms Beginning with "X"

Reserved

(25) Terms Beginning with "Y"

Yard. An area on the same zoning lot with a building or structure, unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted in Article II, Section 14-13(5). A "yard" extends along a lot line and to a depth or width specified in the yard requirements for the zoning district in which such zoning lot is located.

Yard, Street Side. A side yard that adjoins a public street.

Yard, Front. A yard extending along the full length of the front lot line between the side lot lines.

Yard, Interior Side. A side yard that is located immediately adjacent to another zoning lot or to an alley separating such side yard from another zoning lot.

Yard, Rear. A yard extending along the full length of the rear lot line between the side lot lines.

Yard, Side. A yard extending along a side lot line from the front yard to the rear yard.

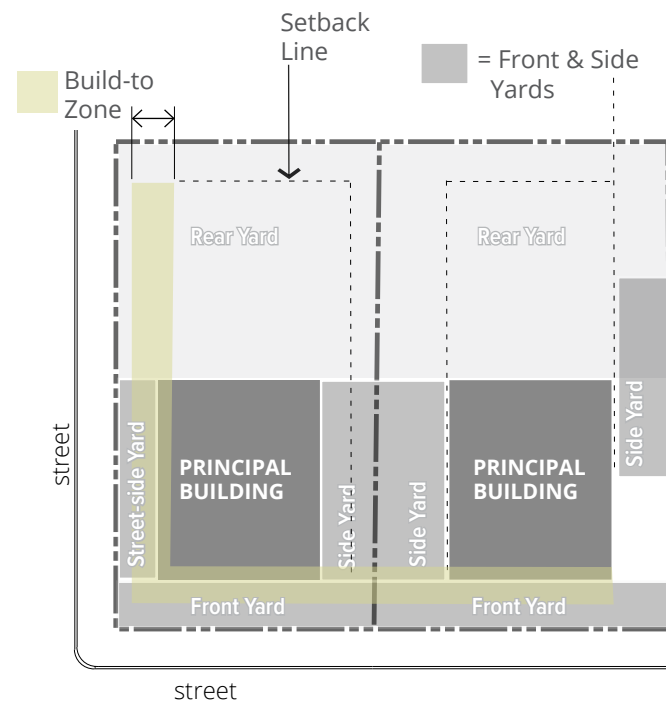
Yard, Street. Any yard between the principal building and a street right-of-way.

Yard, Transitional. That yard that must be provided when higher intensity land uses are located on lots abutting R-zoned lots.

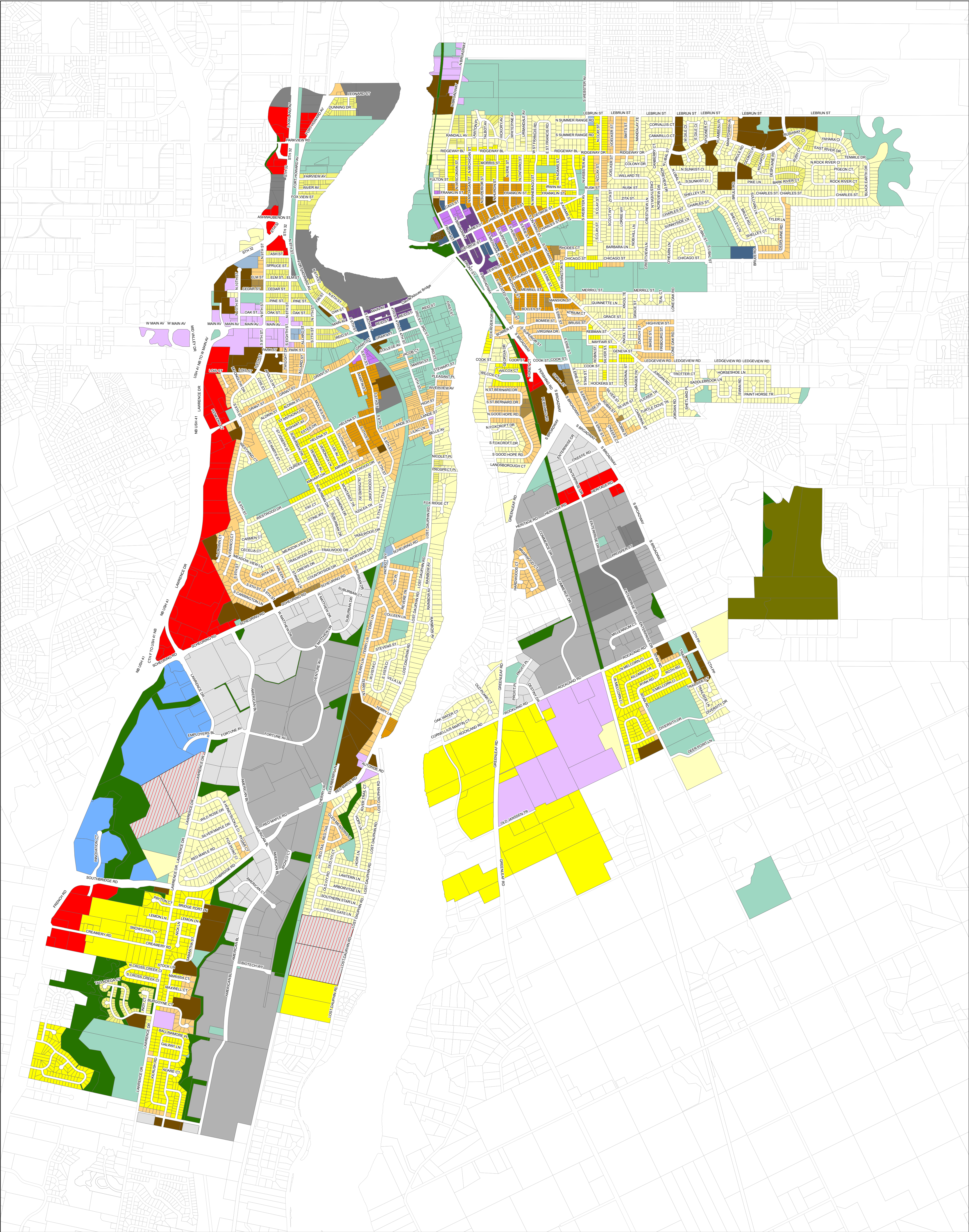
(26) Terms Beginning with "Z"

Reserved

Figure 1.1-A. Yards



City of De Pere - Zoning Map (DRAFT NOV 2022)



- A:Agricultural
- R1-80: Single-Dwelling Detached
- R1-60: Single-Dwelling Detached
- R1-45:Single-Dwelling Detached
- R2-60: Two-Unit

- R2-45: Two-Unit
- RM-1: Multi-Unit Districts
- RM-2 Multi-Unit Districts
- MX1: Downtown Mixed-Use District
- MX2: Neighborhood Mixed-Use District

- MX3: Corridor Mixed-Use District
- GX1: Office-Residential Mix District
- GX2: Neighborhood Office-Residential
- O: Office
- C: Highway Commercial

- BP-1: Business Park 1
- BP-2:Business Park 2
- I: Industrial
- PI-1: Neighborhood Public & Institutional District
- PI-2: Campus Public & Institutional District

- CON: Conservancy
- TBD
- ParcelExport

0 800 1,600 3,200 4,800 6,400 Feet

This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.