



Exhibit 5-1. Principal uses by district

| 1.0  | Agriculture                                | A-1 | A-2 | D-1 | R-1  | R-2 | R-3 | R-5 | R-9 | C-1 | C-2 | C-3 | C-4 | M-1 | I-1 | Special Standards |        |
|------|--|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------------------|--------|
| 1.1  | Agriculture – horticulture                 | P   | P   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 1.2  | Agriculture - livestock                    | -   | P   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 1.3  | Greenhouse                                 | P   | P   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | C   | P   | -                 |        |
| 2.0  | Resource-Based Uses                        |     |     |     |      |     |     |     |     |     |     |     |     |     |     |                   |        |
| 2.1  | Aggregate extraction operation             | C   | C   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C                 |        |
| 2.2  | Forest management                          | P   | P   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 2.3  | Game farm                                  | P   | P   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 2.4  | Hunting and fishing preserve               | P   | P   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 3.0  | Residential                                |     |     |     |      |     |     |     |     |     |     |     |     |     |     |                   |        |
| 3.1  | Mobile home park                           | -   | -   | -   | -    | -   | -   | -   | P   | -   | -   | -   | -   | -   | -   | -                 | 19.700 |
| 3.2  | Residence, single-family detached          | P   | P   | -   | P    | P   | P   | -   | -   | P   | C   | -   | -   | -   | C   | -                 | 19.701 |
| 3.3  | Residence, two-family                      | -   | -   | -   | P[2] | P   | P   | -   | -   | P   | C   | -   | -   | -   | C   | -                 | 19.702 |
| 3.4  | Residence, multi-family                    | -   | -   | -   | -    | -   | C   | C   | -   | C   | C   | -   | -   | -   | C   | -                 | 19.703 |
| 3.5  | Residence, townhouse                       | -   | -   | -   | -    | -   | P   | P   | -   | P   | C   | -   | -   | -   | P   | -                 | 19.704 |
| 4.0  | Special Care Facilities                    |     |     |     |      |     |     |     |     |     |     |     |     |     |     |                   |        |
| 4.1  | Adult family home                          | -   | -   | -   | -    | P   | P   | P   | P   | -   | -   | -   | -   | -   | P   | -                 | 19.705 |
| 4.2  | Community living arrangement, type I [3]   | -   | -   | -   | -    | P   | P   | P   | P   | -   | -   | -   | -   | -   | P   | -                 | 19.706 |
| 4.2  | Community living arrangement, type II [3]  | -   | -   | -   | -    | C   | C   | C   | C   | -   | -   | -   | -   | -   | C   | -                 | 19.706 |
| 4.2  | Community living arrangement, type III [3] | -   | -   | -   | -    | C   | C   | C   | C   | -   | -   | -   | -   | -   | C   | -                 | 19.706 |
| 4.3  | Emergency shelter                          | -   | -   | -   | -    | -   | C   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 4.4  | Foster home and treatment foster home [4]  | -   | -   | -   | C    | C   | C   | C   | C   | -   | -   | -   | -   | -   | C   | -                 | 19.707 |
| 4.5  | Group day care center                      | -   | -   | -   | -    | -   | -   | -   | -   | P   | P   | -   | -   | -   | P   | -                 |        |
| 4.6  | Nursing home                               | -   | -   | -   | -    | -   | C   | C   | -   | -   | -   | -   | -   | -   | C   | -                 |        |
| 4.7  | Retirement home                            | -   | -   | -   | -    | -   | -   | P   | -   | -   | -   | -   | -   | -   | C   | -                 |        |
| 5.0  | Group Accommodations <sup>1</sup>          |     |     |     |      |     |     |     |     |     |     |     |     |     |     |                   |        |
| 5.1  | Campground                                 | -   | -   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 | 19.708 |
| 5.2  | Group camp                                 | C   | C   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 | 19.709 |
| 5.3  | Group lodging facility                     | -   | -   | -   | C    | C   | C   | P   | C   | C   | C   | -   | -   | -   | C   | -                 | 19.710 |
| 5.4  | Managed condominium project                | -   | -   | -   | -    | -   | -   | C   | -   | C   | C   | -   | -   | -   | C   | -                 |        |
| 5.5  | Overnight lodging                          | -   | -   | -   | -    | -   | -   | -   | -   | C   | C   | -   | -   | -   | C   | -                 |        |
| 5.6  | Resort                                     | C   | C   | -   | -    | -   | -   | -   | -   | C   | C   | -   | -   | -   | C   | -                 |        |
| 5.7  | Timeshare project                          | -   | -   | -   | -    | -   | -   | -   | -   | C   | C   | -   | -   | -   | C   | -                 |        |
| 6.0  | Food and Beverage Sales                    |     |     |     |      |     |     |     |     |     |     |     |     |     |     |                   |        |
| 6.1  | Micro-brewery                              | -   | -   | -   | -    | -   | -   | -   | -   | C   | P   | P   | P   | -   | -   | -                 |        |
| 6.2  | Restaurant                                 | -   | -   | -   | -    | -   | -   | -   | -   | C   | P   | P   | P   | -   | -   | -                 |        |
| 6.3  | Tavern                                     | -   | -   | -   | -    | -   | -   | -   | -   | C   | P   | P   | P   | -   | -   | -                 | 19.711 |
| 7.0  | General Sales                              |     |     |     |      |     |     |     |     |     |     |     |     |     |     |                   |        |
| 7.1  | Agriculture sales                          | -   | -   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P                 |        |
| 7.2  | Auction sales                              | -   | -   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P                 |        |
| 7.3  | Construction materials sales               | -   | -   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P                 |        |
| 7.4  | Convenience sales                          | -   | -   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 7.5  | General sales                              | -   | -   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 7.6  | Manufactured housing sales                 | -   | -   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 7.7  | Off-site liquor sales                      | -   | -   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 7.8  | Secondhand sales                           | -   | -   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 7.9  | Shopping center                            | -   | -   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |
| 7.10 | Specialty sales                            | -   | -   | -   | -    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -                 |        |

<sup>1</sup> Editor's note: A bed and breakfast is considered an accessory use and is therefore listed in Exhibit 5-2.  
Table continues on next page

5-1. Principal uses by district - continued

| 14.0 | Health Care                             | D-1 |     |     |     |     |     |     |     |     |     |     |     |     | Special Standards |        |
|------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------------------|--------|
|      |   | A-1 | A-2 | [1] | R-1 | R-2 | R-3 | R-5 | R-9 | C-1 | C-2 | C-3 | C-4 | M-1 |                   | I-1    |
| 14.1 | Health care office                      | -   | -   | -   | -   | -   | -   | -   | -   | C   | P   | P   | -   | P   | -                 |        |
| 14.2 | Health care center                      | -   | -   | -   | -   | -   | -   | -   | -   | C   | -   | P   | -   | C   | -                 |        |
| 15.0 | Education                               |     |     |     |     |     |     |     |     |     |     |     |     |     |                   |        |
| 15.1 | Commercial education facility           | -   | -   | -   | -   | -   | -   | -   | -   | C   | P   | P   | -   | C   | -                 |        |
| 15.2 | Educational facility (K-12)             | -   | -   | C   | C   | C   | C   | -   | C   | -   | P   | -   | C   | -   |                   |        |
| 15.3 | Educational facility (higher education) | -   | -   | -   | -   | -   | -   | -   | C   | -   | P   | -   | C   | -   |                   |        |
| 15.4 | Instructional facility                  | -   | -   | -   | -   | -   | -   | -   | C   | -   | P   | -   | C   | -   |                   |        |
| 16.0 | Solid Waste Management                  |     |     |     |     |     |     |     |     |     |     |     |     |     |                   |        |
| 16.1 | Composting facility                     | P   | P   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C                 | 19.725 |
| 16.2 | Recycling center                        | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P                 | 19.726 |
| 16.3 | Solid waste transfer station            | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P                 | 19.727 |
| 17.0 | Telecommunications and Utilities        |     |     |     |     |     |     |     |     |     |     |     |     |     |                   |        |
| 17.1 | Concealed telecommunications antennae   | P   | P   | -   | -   | -   | -   | -   | P   | P   | P   | P   | P   | P   | P                 | 19.728 |
| 17.2 | Unconcealed telecommunications antennae | C   | C   | -   | -   | -   | -   | -   | C   | C   | C   | C   | C   | C   | C                 | 19.728 |
| 17.3 | Utility installation                    | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | P                 |        |
| 18.0 | Transportation                          |     |     |     |     |     |     |     |     |     |     |     |     |     |                   |        |
| 18.1 | Bus/rail transit terminal               | -   | -   | -   | -   | -   | -   | -   | -   | P   | P   | P   | C   | -   |                   |        |
| 18.2 | Marina                                  | C   | C   | -   | -   | -   | -   | -   | C   | C   | C   | C   | C   | C   | C                 |        |
| 18.3 | Parking lot, off-site                   | -   | -   | -   | -   | -   | -   | -   | C   | C   | C   | C   | C   | C   | C                 |        |
| 18.4 | Parking structure                       | -   | -   | -   | -   | -   | -   | -   | C   | C   | C   | C   | C   | C   | C                 |        |
| 18.5 | Railroad line                           | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C                 |        |
| 18.6 | Street                                  | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P                 |        |
| 18.7 | Taxi cab dispatch terminal              | -   | -   | -   | -   | -   | -   | -   | -   | C   | C   | C   | C   | -   |                   |        |
| 19.0 | Industrial                              |     |     |     |     |     |     |     |     |     |     |     |     |     |                   |        |
| 19.1 | Artisan shop                            | -   | -   | -   | -   | -   | -   | -   | P   | P   | P   | P   | C   | P   |                   |        |
| 19.2 | Contractor yard                         | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | 19.729            |        |
| 19.3 | Industrial, heavy                       | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   |                   |        |
| 19.4 | Industrial, light                       | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   |                   |        |

Key to table:

- The use is not permitted in the district
- C The use is allowed through the conditional use process
- P The use is permitted provided the standards are met, if any

Notes:

1. Non-residential buildings and structures may be allowed in this district through the conditional use process when used in conjunction with a permitted use
2. In this district, one two-family residence is permitted, subject to site plan approval, on those lots denoted for such use on the face of final subdivision plat or certified survey map as approved by the common council after May 21, 2007.
3. Refer to Section 19.636 for special provisions that may apply
4. Refer to Section 19.637 for special provisions that may apply

**Zoning permit** A permit issued prior to the issuance of a building permit to ensure that the proposed use is consistent with the allowable uses within the district in which it is to be located.

**19.111 Land use definitions**

For the purpose of this code, certain land uses are defined below and shall have the meaning ascribed to them.

**1.0 AGRICULTURAL USES**

- 1.1 **Agriculture, horticulture** A place and/or building, or portion thereof, used or is intended for growing fruit, vegetables, flowers, agricultural crops, and other plants typically grown on farming operations in the region.
- 1.2 **Agriculture, livestock** A place and/or building, or portion thereof, used to raise livestock of all types. Examples of livestock include cattle, horses, mules, llamas, pigs, goats, ostriches, and sheep.
- 1.3 **Greenhouse** A place and/or building, or portion thereof, used or is intended for growing and selling fruit, vegetables, flowers, and other types of plants within an enclosed building, whether using sunlight or artificial lighting.

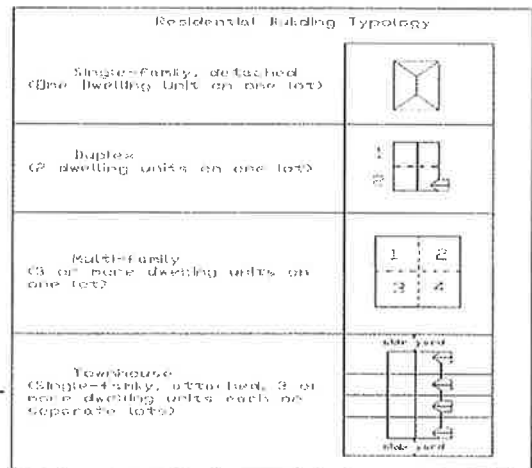
**2.0 RESOURCE-BASED USES**

- 2.1 **Aggregate extraction operation** A place used or is intended to remove any aggregate resource from the ground in any manner, or to stockpile or process any aggregate resource for sale as an industrial or commercial product by either retail, wholesale, contract purchase or other considerations, including uses by a governmental agency. The term does not include on-site leveling, grading, filling, or removing of earth materials in conjunction with a farm use, road construction, or for on-site construction projects.
- 2.2 **Forest management** The harvesting, thinning, and planting of trees including all associated forest management activities whether for commercial or noncommercial purposes. The term includes temporary skidding yards necessary to store and sort logs harvested on the premises. The term does not include processing, permanent skidding yards, and the like.
- 2.3 **Game farm** A place and/or building, or portion thereof, used or is intended for purposes of obtaining, rearing in captivity, keeping, and selling game farm animals or parts thereof as authorized by state law.
- 2.4 **Hunting and fishing preserve** A place used or is intended primarily for hunting and/or fishing and may or may not be open to the public for a fee. The term includes shooting preserves and duck clubs. The term does not include lands that are leased for private individual use.
- 2.5 **Industrial Retail** Retail sales and activities related to the products manufactured on premises.

**3.0 RESIDENTIAL USES**

- 3.1 **Mobile home park** A place providing 2 or more spaces which may be rented or leased for the placement of a mobile home or manufactured home.
- 3.2 **Residence, single-family detached** A single building situated on one lot, contains one dwelling unit, and is not attached to any other dwelling unit by any means. The term includes factory-built homes, manufactured homes, and stick-built homes, but excludes mobile homes.
- 3.4 **Residence, two-family** A single building situated on one lot and that contains 2 dwelling units.
- 3.5 **Residence, multi-family** A single building situated on one lot and that contains 3 or more separate dwelling units. Entrances to the dwelling units may be separate or combined. The units may be rented or owned as in a condominium.

**Exhibit 2-3 Residential Building Typology**



- 5.4 **Managed condominium project** A building or buildings having a type of land ownership whereby individual dwelling units are sold and owned separately (i.e., condominium) but that are rented and occupied on a periodic basis by persons other than the owner. The project may include commercial amenities and activities commonly associated with hotels and clubs.
- 5.5 **Overnight lodging** A building, or portion thereof, that has individual guest rooms with private bathrooms and may include recreational/fitness rooms for the exclusive use of guests. The term includes hotels and motels.
- 5.6 **Resort** A place with lodging facilities and on-site amenities primarily intended for the use of overnight guests. Guest rooms may be located in one or more buildings and may include kitchen facilities. In addition to lodging facilities and recreational amenities such as golf, horseback riding, or lake/beach access, a resort may include a lodge or other gathering place for guests, dining facilities, administrative facilities, and maintenance and storage facilities.
- 5.7 **Timeshare Project** A building or buildings having a type of land ownership whereby individual dwelling units are used as time-share units pursuant to Chapter 707, Wis. Stats and any related sales activities, check-in and out services, member service centers, exchange services, and recreational or activities centers.

**6.0 FOOD AND BEVERAGE SALES**

- 6.1 **Micro-brewery** A place and/or building, or portion thereof, used or is intended for (1) the manufacture of malt beverages and (2) the sale and on-site consumption of those beverages, along with other beverages and food.
- 6.2 **Restaurant** A place and/or building, or portion thereof, used or is intended for the preparation and sale of food and beverages for immediate consumption on the premises, and where consumption of beer, wine, or other liquors, if any, is clearly secondary and subordinate to the sale of food and beverages. A restaurant may also prepare food as part of a catering business. The term does not include a grocery store with a food service section.
- 6.3 **Tavern** A place and/or building, or portion thereof, used or is intended for retail sales of alcoholic beverages for on-site consumption and where food consumption, if any, is clearly secondary to the sale of alcoholic beverages. The term includes bars and lounges.

**7.0 GENERAL SALES**

- 7.1 **Agriculture sales** A place and/or building, or portion thereof, used or is intended to be used for retail sale of a product(s) unique to and directly related to farm and ranch operations. The term includes feed/seed sales, irrigation equipment sales, farm machinery sales and repair, and the like. The term does not include wholesale sales.
- 7.2 **Auction sales** A place and/or building, or portion thereof, used or is intended to be used for auctioning goods to the general public. The term does not include estate sales and the like. Vehicle auctions are considered as vehicle sales and rentals.
- 7.3 **Construction materials sales** A place and/or building, or portion thereof, used or is intended for wholesale or retail sales of bulk construction materials such as roofing, lumber, bricks, component parts (trusses), and the like. The term does not include hardware stores, concrete plants, asphalt mixing plants, or any facility that manufactures building materials and offers them for retail sale on the premises.
- 7.4 **Convenience sales** A place and/or building, or portion thereof, used or is intended for personal services or retail sale of a limited product line of frequently needed personal items. The term includes convenience stores, small grocery stores, and the like.
- 7.5 **General sales** A place and/or building, or portion thereof, used or is intended for retail sale of a diverse product line. The term includes grocery stores, warehouse retail outlets, comparison shopping stores, full-line department stores, and the like.
- 7.6 **Manufactured housing sales** A place and/or building, or portion thereof, used or is intended for on-site display and sales of mobile homes, modular homes, or other forms of manufactured housing.

Veterinary clinic, large animal A veterinary clinic that specializes in the care and treatment of large animals and livestock.

Veterinary clinic, small animal A veterinary clinic that specializes in the care and treatment of small animals including dogs, cats, birds, and other small domesticated and semi-domesticated animals.

- 8.11 Skilled Trade Services A building, or a portion thereof, used or is intended to house skilled trade services. The term includes plumbing, electrical HVAC services and the like. A Type 4 motor vehicle salvage dealer or recycler is included in this use. NOT included in this use is Type 1, Type 2, or Type 3 motor vehicle salvage dealer or recycler.

#### 9.0 RENTAL AND GENERAL REPAIR

- 9.1 General repair A place and/or building, or portion thereof, used or is intended for the repair of consumer goods such as shoes, bicycles, appliances, business equipment, and the like. The term does not include repair of vehicles or industrial equipment.
- 9.2 Large equipment rental A place and/or building, or portion thereof, used or is intended for renting large equipment that is normally stored out of doors. Typical items include trucks, vertical lifts, fork lifts, back hoes, other types of heavy equipment, and modular buildings.
- 9.3 Small equipment rental A place and/or building, or portion thereof, used or is intended for renting small equipment and supplies that typically are stored indoors. Typical rentals include hand tools, party equipment, and lawn and yard equipment.

#### 10.0 VEHICLE TRADE AND SERVICE

- 10.1 Specialty vehicle sales and rental A place and/or building, or portion thereof, used or is intended for buying, selling, exchanging, taking for consignment, renting, or leasing new or used specialty vehicles, including recreational vehicles and campers, personal water craft, and heavy trucks.
- 10.2 Vehicle fuel sales A place and/or building, or portion thereof, used or is intended for the retail sale of gasoline, kerosene, diesel, or other petroleum-based motor fuels. The term includes the sale of convenience foods and goods, provided it is ancillary to the sale of fuels, and light maintenance activities, such as engine tune-ups, lubrication, minor repairs, and the like.
- 10.3 Vehicle repair A place and/or building, or portion thereof, used or is intended for maintenance, service, and repair of vehicles. Typical services include transmission repair, body work and painting, brake repair, vehicle upholstery, tire shop, engine repair and overhauls, and similar activities.
- 10.4 Vehicle sales and rental A place and/or building, or portion thereof, used or is intended for buying, selling, exchanging, taking for consignment, renting, or leasing new or used vehicles, including cars, light trucks, snowmobiles, motorcycles, mopeds, and all-terrain vehicles (ATVs).
- 10.5 Vehicle services A place and/or building, or portion thereof, used or is intended for servicing vehicles where they typically are not left overnight. Examples include quick lube/oil change, car washes, tire stores, vehicle cleaning including cleaning, washing, polishing, waxing, or similar activities.

#### 11.0 GENERAL STORAGE

- 11.1 Agricultural commodity storage facility A place and/or building, or portion thereof, used or is intended to store bulk food stuffs prior to shipment and/or processing. The term includes grain elevators and such facilities.
- 11.2 Fuel tank farm A place and/or building, or portion thereof, used or is intended for commercial bulk storage of petroleum products or any other fuel.

- 13.2 **Animal shelter** A place and/or building, or portion thereof, used or is intended to temporarily house stray pets.
- 13.3 **Cemetery** A place and/or building, or portion thereof, used or is intended for burial purposes. Accessory uses include columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such area.
- 13.4 **Civic use facility** A place and/or building, or portion thereof, used or is intended for large gatherings of people. The term includes zoos, arenas, stadiums, fairgrounds, and the like.
- 13.5 **Community center** A place and/or building, or portion thereof, used or is intended for short-term and intermittent meetings or gatherings of nonresident individuals that are generally open to the public for purposes of recreation, sharing information, entertainment, social service, or similar activities. The term includes fraternal, social, or civic clubs, lodges, union halls, and the like.
- 13.6 **Community cultural facility** A place and/or building, or portion thereof, used or is intended for studying, reading, personal education, or for viewing the visual arts. The term includes libraries, museums, art galleries, observatories, and the like. The term does not include performing arts.
- 13.7 **Community garden** An outdoor area used to grow vegetables, fruits, flowers, and the like by a group of unrelated individuals who primarily use what is grown for their personal use. The community garden can be divided into individual plots of land for the exclusive use of the person assigned each plot, or the entire garden may be a cooperative effort of any number of people, or a combination thereof.
- 13.8 **Public safety facility** Any place and/or building, or portion thereof, whether public or non-public, used or is intended for housing public safety services. The term includes ambulance services, fire stations, police stations, and the like.
- 13.9 **Worship facility** A place and/or building, or portion thereof that has tax-exempt status and used or is intended as a place where people can regularly assemble for religious worship and associated activities. The term includes sanctuaries, chapels, cathedrals, churches, synagogues, and temples and other onsite accessory buildings such as parsonages, friaries, convents, fellowship halls, Sunday schools, and rectories. The term does not include day care centers, community recreation facilities, dormitories, private educational facilities, emergency shelters, health care facilities, and the like.

#### **14.0 HEALTH CARE**

- 14.1 **Health care office** A place and/or building, or portion thereof, used or is intended for providing medical services including prevention, diagnosis, treatment, or rehabilitation. The term includes dental clinics, doctor's offices, chiropractic offices, acupuncture centers, and sports medicine facilities. The term does not include those uses as classified as a health care center.
- 14.2 **Health care center** A place and/or building, or portion thereof, whether public or private, whether organized for profit or not, used or is intended to provide health services, medical treatment, or nursing, rehabilitative, or preventative care to any person or individuals. The term includes ambulatory surgical facilities, hospitals, kidney treatment centers, long-term care facilities, medical assistance facilities, mental health centers, outpatient facilities, public health centers, rehabilitation facilities, and the like.

#### **15.0 EDUCATION**

- 15.1 **Commercial educational facility** An educational facility operated by a private institution or a person used or is intended for preparing students for jobs in trades or professions. The term includes hair styling schools, real estate schools, and the like.
- 15.2 **Educational facility (K-12)** A place and/or building, or portion thereof, used or is intended for use as a preschool, elementary, junior high, or high school.
- 15.3 **Educational facility (higher education)** Any place and/or building, or portion thereof, that offers or is intended to provide secondary education. The term includes colleges, universities, community colleges, and vocational schools.
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- 19.2 Contractor yard A place and/or building, or portion thereof, used or is intended to be used by a contractor/builder with one or more of the following: construction material storage, machinery storage or repair, including trucks and heavy equipment, shops, and office space.
- 19.3 Industrial, heavy A place and/or building, or portion thereof, used or is intended for processing raw materials or the production of refined materials from raw materials. The term includes power plants.
- 19.4 Industrial, light A place and/or building, or portion thereof, used or is intended for the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing. The term includes furniture production, metal fabrication, apparel manufacturing, printing, publishing, and the like.

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| <b>20.0 ACCESSORY USES</b> |
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- 20.1 Adult family home A private residence licensed by the state under sec. 50.032 (1m), Wis. Stats.
- 20.2 Amateur radio station Wireless communication technology used by licensed private individuals or nonprofit entities for non-commercial purposes.
- 20.3 Automated teller machine An automated device for conducting financial transactions.
- Automated teller machine, exterior An automated teller machine accessed from outside of an enclosed building.
- Automated teller machine, interior An automated teller machine accessed from inside of an enclosed building.
- 20.4 Bed and breakfast A single-family residence that offers overnight accommodations and a meal for a daily charge and that also serves as a primary residence of the operator or owner.
- 20.5 Boat dock A structure extending from the shore into a waterbody with water on both sides that provides a berth for watercraft or is used for loading or unloading cargo or passengers onto or from watercraft.
- 20.6 Drive-up service window An opening in a building through which patrons are served while remaining in a motor vehicle.
- 20.7 Family day care home A private residence licensed as a day care center by the state where care is provided for 4 to 8 children. (See sec. 66.1017, Wis. Stats.)
- 20.8 Fence A linear structure constructed for aesthetics, as a visual barrier, and/or to control entry or exit into an area. Typical materials include wood, concrete, metal, wire, masonry, stacked rocks, or logs.
- 20.9 Foster home and treatment foster home A facility licensed by the state for the care of foster children and which is operated by a foster parent who lives with the children. (See sec. 48.62, Wis. Stats.)
- 20.10 Garage, nonresidential A building intended to house vehicles and items related to the principal use of the premises.
- 20.11 Garage, residential A building intended to house vehicles and household items belonging to the owner of the principal residence.
- 20.12 Home occupation Any occupation, profession, enterprise, or similar activity conducted on the premises of a single-family residence as an accessory use and that is compatible in size and scope in an urban residential setting. The term does not include hobbies or similar non-commercial activities or any activity that meets the definition of an industrial use.
- 20.13 Outdoor commercial food and beverage service An outdoor area located on the same lot as a restaurant or drinking establishment where customers can consume food and drink.

- 21.3 Itinerant sales An outdoor area used or is intended for retail sales over a limited duration. The merchandise may be offered by one or more vendors and be displayed out of doors and/or within a nonpermanent structure, such as a trailer or tent. The term includes flea markets, bazaars, and the like. The term does not include seasonal product sales, rummage sales, or roadside farmer markets.
- 21.4 On-site construction office A building placed on a construction site used by the contractor as a field office and removed when construction is complete.
- 21.5 On-site real estate sales office A residential dwelling in a residential development temporarily used as a sales office for other on-site residential dwellings.
- 21.6 Outdoor vendor Any commercial activity that occurs outside of the building that hosts the principal commercial use. The term includes sketch artists, food vendors, and retail sales.
- 21.7 Seasonal product sales An outdoor area where merchandise typically associated with a seasonal holiday or festival is displayed and sold immediately before the event. Examples include Christmas trees and wreaths for Christmas and pumpkins for Halloween. The term does not include fireworks sales for the Fourth of July.
- 21.8 Sidewalk café An outdoor dining area located upon public property, including a sidewalk, and operated as an integral part of an adjacent restaurant where food and beverages are sold or served primarily for consumption on the premises.
- 21.9 Snow disposal site A place where snow that accumulates on another site is stored and allowed to melt naturally.
- 21.10 Street performance Any public performance conducted within a street right-of-way or public park for the enjoyment of passersby and others. Examples include jugglers, mimes, street musicians, and face painters.

**19.112 to 19.199** reserved

**History of Amendment**

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|--------|----------|---|
| A-355  | 12-22-94 | Fence/Wall  |
| A-382  | 01-24-96 | (Historic Preservation  |
| A-389  | 04-24-96 | (Managed Condominium Projects   |
| A-403  | 01-29-97 | Manufactured homes/mobile homes   |
| A-417  | 11-17-97 | Fees referred to Schedule of Fees   |
| A-434  | 12-16-98 | Airport Zoning repealed & recreated   |
| A-439a | 06-21-99 | Obstructions on Public Sidewalks  |
| A-441A | 07-28-99 | Amend Conservancy District  |
| A-443  | 08-25-99 | Establish Agricultural District   |
| A-448  | 09-29-99 | Pawnshops become a Conditional Use in "A" Commercial  |
| A-464  | 05-15-00 | Public Hearings for C.U.P.'s to be held at Plan Agency not Council  |
| A-465  | 07-26-00 | Zoning Code Modifications as they pertain to Employee Lodging Facilities  |
| A-466  | 07-26-00 | Establishes Planned Unit Developments (P.U.D.'s) in the City. 19.26 created.  |
| A-485  | 08-29-01 | Conditionally permits communication towers in A Commercial District. 19.08  |
| A-486  | 08-29-01 | Conditionally permits communication towers in B Commercial. 19.09(1) (b) (6)  |
| A-489  | 08-29-01 | Regulates multi-family real estate developments. 19.27 created.   |
| A-492  | 09-26-01 | Conditionally permits business offices in B Commercial. 19.09(1) (b) (7)  |
| A-493  | 10-24-01 | Merchandise may not be sold on or above public sidewalks. 19.11(7) (b) & (f)  |
| A-496  | 11-14-01 | Cond allow communication broadcast facilities in B commercial 19.09(1) (b) (6)  |
| A-503  | 05-29-02 | Extra-territorial Zoning Interim Ordinance 19.28  |
| A-511  | 09-25-02 | Maintain existing zoning in ETZ until permanent zoning is est. 19.28(3)   |
| A-513  | 09-25-02 | Allow Camp Wawbeek type facilities in Agriculture District. 19.045(2) (e)   |
| A-521  | 02-26-03 | Requires a 53' set back on Trout Road. 19.08(5)   |
| A-534  | 08-27-03 | Repeal duplicate Certificate of Occupancy. 19.15  |
| A-541  | 02-25-04 | Modify zoning re: farming, golf & truck terminals 19.045, 19.08(1) (a) (35) &(c) (10)   |
| A-543  | 03-24-04 | Repeals side yard set backs in A Commercial. 19.08(3) (b) (3) &19.085(3) (b) (3)  |
| A-544  | 03-24-04 | Amends permanent zoning code classification upon annexation. 19.13  |
| A-606  | 07-26-06 | Regulates security bars on store fronts in commercial dist. 19.085(c) (11)  |
| A-614  | 05-26-07 | ADOPTS NEW ZONING CODE IN ITS ENTIRETY.   |
| A-623  | 06-23-07 | Corrects number of Plan Commission members to 8. 19.203(1)  |
| A-626  | 10-24-07 | Zoning Code Revisions. sec.8.6(Exhibit 5-1), sec.19.1201, sec.19.1103, sec.11.0, sec.19.806, sec.8.10, sec.19.111, Exhibit 5-1. |
| A-630  | 02-27-08 | Amended 19.208(1), 19.391(7); Created 19.393(f), allows artisan shop in Ind Zoning.   |
| A-633  | 04-23-08 | Only citizen members on Plan Comm must be residents (excludes fire chief). 19.203(4)  |
| A-639  | 05-28-08 | Amends timeshare project description to allow related activities and services. 19.111(5.7)                                      |
| A-640  | 06-25-08 | Amends 19.111(8,11) and creates 19.1100(6), Amends Exhibit 5-1, 13.3 and 18.3.  |
| A-650  | 12-20-08 | Addresses standards for townhouses 19.703, 19.704 and Exhibits 2-3 and 5-4  |
| A-655  | 06-20-09 | Conditionally allows Garage, non-residential in C-1 Zoning District.  |
| A-656  | 06-20-09 | Implements multiple changes per May 13, 2009 Plan Commission Meeting.   |
| A-660  | 06-20-09 | Implements multiple changes per June 10, 2009 Plan Commission Meeting.  |
| A-692  | 10-23-10 | Conditional Use Permit a Class I notice, PDD background zoning. 19.320 exh 4-1, 19.430  |
| A-693  | 11-24-10 | Retail sales in Industrial Zoning. 19.111,20.25, 19.825, 19.630 exh 5-2, 19.1101 exh 6-2  |
| A-705  | 07-23-11 | CUP-2 Process for outdoor food & beverage service. 19.370, 19.371 exh. 5-2, 19.811  |
| A-715  | 01-28-12 | Conditionally allows Multi-family Res. in C-4 Zoning District. Exh. 5-1.  |
| A-751  | 07-26-14 | CUP-2 process for outdoor displays incidental to indoor sales. Exh. 5.2   |