

Date: August 15, 2022
To: City of Bayfield Plan Commission
From: Tim Schwecke and Charlie Handy
Subject: City of Bayfield Zoning Code Rewrite
Memo #3



Land Uses The Plan Commission reviewed a preliminary list of potential land uses on July 25 and August 10, 2022. Some of the land uses were removed from the list at that time, while others are being kept, for now, to see if they are indeed needed/desired. The revised list is attached as Appendix B.

- Given the revisions that were made, the “Solid Waste” category was removed and “Composting facility” was move to the “Industrial and Manufacturing” category. Aside from that, some nonsubstantive edits were made.
- The Commission removed “hobby kennel” from the list which would have allowed more than 2 dogs and 2 cats on a property. As it turns out, Section 126-18 of the municipal code allows more than 2 dogs and 2 cats (a hobby kennel) with a conditional use. <https://ecode360.com/12041379> We need to reconsider this land use. Either hobby kennel should be added back in or the above referenced section needs to be revised to remove the conditional use option.

Land Use Table Having established a tentative list of land uses and base zoning districts, the next task is to determine where the various land uses should be allowed, and if so whether the use should be allowed by right or as a conditional use.

Please find attached the first draft of that table. It will be included in the zoning code as Appendix B. As with everything we’ve done so far, this is the first iteration. As a reminder, the R-3 district is a multi-family district (yet to be defined and mapped). The B-3 district is for “hospitality” uses.

As part of our review, we’ll want to review the matrix based on your first impressions. Like we did for the land use list, we’ll apply “Yes/No/Maybe” to the first draft.

Follow-Up

- **Townhouses** When reviewing the land use list, there was concern that townhouses may not be appropriate in Bayfield. By way of example, below is an image showing 5 units in the city of Green Bay, referred to as Navarino Townhomes. In this instance, there is a fair amount of open space As with all photos/illustrations, this image is illustrative, not prescriptive.



- **Scale Matters** When reviewing various land uses, one or more Commissioners commented that size matters. That is a very important consideration. The scale/scope of a land use may entail the size of the building or the level of activity, often measured by traffic or off-site impacts, among other considerations. That will be a prime consideration when we review the dimensional standards for the different zoning districts. The zoning code can also address scale in the land use list. That is why some of the multi-family uses are differentiated by the number of units. Retail sales is another use differentiated by floor area.

Next Steps After we work through the land use table and continue refining the land use list, the consultant will create a draft zoning map that will add further clarity. Following that, the consultant will draft development standards for the different land uses. Those standards will establish basic parameters for the land use, whether it is allowed by right or as a conditional use.

Below is a running list of what we've done so far and the big pieces of the puzzle that remain.

- Land use districts (tentative draft)
- Land uses (tentative draft)
- Land use table (in review)
- Zoning map (for September meeting)
- Supplemental standards for land uses (for September meeting)
- Dimensional standards

Attachments:

1. Appendix B – Use Summary dated August 15, 2022
2. Appendix A – Land Use Table dated August 15, 2022

Appendix B Land Use Summary

Preliminary Draft (August 15, 2022)

Series	Land Use		
1	Residential		
1.01	Mixed-use housing (new)	<p>Description: One or more dwelling units situated within a commercial building.</p> <p><i>Temporary note: Description from the consultant</i></p>	
1.02	Multi-family, 2 units	<p>Description: A building containing 2 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium. The term includes various construction types including modular homes, panelized homes, pre-cut homes, and site-built homes. (Sometimes referred to as duplex.)</p>	
1.03	Multi-family, 3 to 4 units	<p>Description: A building containing 3 to 4 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium.</p> <p><i>Temporary note: Description from the consultant; number of units used to differentiate potential requirements</i></p>	
1.04	Multi-family, 5 or more units	<p>Description: A building containing 5 or more dwelling units that is situated on one lot. The units may be rented or owned as in a condominium.</p> <p><i>Temporary note: Description from the consultant; number of units used to differentiate potential requirements</i></p>	
1.05	Single-family dwelling	<p>Description: A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by any means. The term includes manufactured homes and other construction types including modular homes, panelized homes, pre-cut homes, and site-built homes. The term does not include mobile homes.</p> <p><i>Temporary note: Description from the consultant</i></p>	
1.06	Townhouse, 3 to 4 units	<p>Description: A building containing 3 to 4 dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance. (Sometimes referred to as single-family attached or rowhouse.)</p> <p><i>Temporary note: Description from the consultant; number of units used to differentiate potential requirements</i></p>	
1.07	Townhouse, 5 or more units	<p>Description: A building containing 5 or more dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance. (Sometimes referred to as single-family attached or rowhouse.)</p> <p><i>Temporary note: Description from the consultant; number of units used to differentiate potential requirements</i></p>	
1.08	Twin home (new)	<p>Description: A building containing 2 dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance. The term includes various construction types including modular homes, panelized homes, pre-cut homes, and site-built homes. (Sometimes referred to as single-family attached or zero-lot-line duplex.)</p> <p><i>Temporary note: Description from the consultant</i></p>	

Series	Land Use	
1.09	Work/live dwelling unit	Description: forthcoming
2 Special Care Facilities		
2.01	Adult care facility, assisted living	Description: A place where individuals, generally 62 years of age or older, may occupy independent dwelling units. The units may be rented or owned as in a condominium. This use may include common areas for dining and entertainment and limited on-site commercial and medical facilities for the exclusive use of residents. <i>Temporary note: Description from the consultant</i>
2.02	Adult care facility, continuum of care	Description: A facility consisting of both nursing home care and assisted living as described in this part. <i>Temporary note: Description from the consultant</i>
2.03	Adult care facility, nursing home (in current code)	Description: A place where 5 or more persons who are not related to the operator or administrator reside, receive care or treatment and, because of their mental or physical condition, require 24-hour nursing services, including limited nursing care, intermediate level nursing care, and skilled nursing services. The term does not include (1) a convent or facility owned or operated exclusively by and for members of a religious order that provides reception and care or treatment of an individual, (2) a hospice as defined in state law, or (3) a residential care apartment complex as defined in state law. <i>Note: See § 50.01(3), Wis. Stats.</i>
2.04	Adult family home (new)	Description: A place licensed by the state under § 50.033(1m), Wis. Stats. <i>Note: An adult family home can either be a principal use or an accessory use. If the operator does not live in the residence with the adults, it is considered a principal use.</i> <i>Temporary note: Description from the consultant</i>
2.05	Community living arrangement, 8 or fewer residents	Description: Any one of the following with 8 or fewer residents (1) a residential care center for children and youth as defined in § 48.02(15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02(7), Wis. Stats.; and (3) a community-based residential facility as defined in § 50.01(lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.
2.06	Community living arrangement, 9 to 15 residents	Description: Any one of the following with more than 8 but fewer than 16 residents (1) a residential care center for children and youth as defined in § 48.02(15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02(7), Wis. Stats.; and (3) a community-based residential facility as defined in § 50.01(lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.
2.07	Community living arrangement, more than 15 residents	Description: Any one of the following with 16 or more residents (1) a residential care center for children and youth as defined in § 48.02(15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02(7), Wis. Stats.; and (3) a community-based residential facility as defined in § 50.01(lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.
2.08	Foster home and treatment foster home	Description: A place licensed by the state for the care of foster children and which is operated by a corporation, child welfare agency, church, or other such entity. <i>Note: See § 48.62, Wis. Stats. A foster home and treatment foster home can either be a principal use or an accessory use. If the operator lives in the residence with the children, it is considered an accessory use.</i>

Series	Land Use	
2.09	Group day care center (in current code)	<p>Description: A place licensed as a day care by the state where care is provided for 9 or more children. This use may include outdoor play areas, playhouses, and related recreational equipment, such as swings, slides, basketball hoops, and jungle gyms.</p> <p>Note: A family day care home (4-8 children) is considered an accessory use and is therefore listed in Series 15.</p> 
2.10	Hospice care center (new)	<p>Description: A place licensed by the state that provides palliative and supportive care and a place of residence to individuals with terminal illness and provides or arranges for short-term inpatient care as needed.</p> <p>Note: See § 50.90(1), Wis. Stats.</p> <p>Temporary note: Description from the consultant</p>
2.11	Temporary residential shelter (new)	<p>Description: A place where individuals and families live on a temporary basis and support services including counseling may be provided. Residents typically receive housing at little or no cost, unrelated residents may share sleeping rooms, meals may or may not be provided, and unrelated residents may or may not share bathroom facilities.</p> <p>Temporary note: Description from the consultant</p>
3 General Accommodations		
3.01	Boarding house (aka "rooming house")	<p>Description: A place where lodging is furnished by pre-arrangement for compensation for 4 or more persons, not members of a family, but not exceeding 12 persons and not open to transient customers.</p>
3.02	Convent, rectory, or monastery (new)	<p>Description: Description forthcoming</p>
3.03	Overnight lodging (in current code "hotel/motel")	<p>Description: A place where individual guest rooms with private bathrooms are offered to transient guests for rent. This use may also include (1) recreational/fitness rooms and a food service area for the exclusive use of guests and (2) banquet facilities for meetings and other gatherings. The term includes hotels and motels, but does not include bed and breakfasts or short-term rentals.</p> <p>Temporary note: Description from the consultant</p>
3.04	Tourist rooming house (in current code)	<p>Description: A place where a single-family dwelling, individual rooms in a single-family dwelling, and/or one or more cabins and cottages are offered to transient guests for rent, provided the total number of guest rooms does not exceed 8. The term does not include other forms of transient lodging including bed and breakfasts and overnight lodging.</p>
4 Food and Beverage Services		
4.01	Banquet hall	<p>Description: An establishment that consists of an enclosed building, or portion of an enclosed building, regularly available for the purpose of hosting group gatherings, seminars, business events, weddings, or other similar activity or events. The facility may have a kitchen for food preparation and a bar for serving liquor. By definition this use is generally not open for regular food or beverage service.</p> <p>Temporary note: Description from the consultant</p>
4.02	Brewpub (new)	<p>Description: A place where fermented malt beverages are manufactured and those beverages, along with other beverages and food, are offered for retail sale and on-site consumption.</p>

Series	Land Use		
4.03	Food pantry (new)	<p>Description: A place where stocks of food, typically basic provisions, are stored and supplied free of charge to people in need, by a nonprofit or charitable organization. A food pantry is not typically open to the public for extended periods like a grocery store, but operates on a limited basis (e.g., days per week and/or hours per day). A food pantry may include ancillary office space related to this use. This use may also be referred to as a food bank.</p> <p><i>Temporary note: Description from the consultant</i></p>	
4.04	Restaurant, fast-food	<p>Description: A restaurant where (1) customers order food at a service counter and/or driveup window, (2) payment is made at the time the food and drink is received, and/or (3) food is predominantly served in disposable containers or receptacles. (In contrast see restaurant, standard)</p> <p><i>Temporary note: This is a new definition - none before</i></p>	
4.05	Restaurant, standard	<p>Description: A restaurant where (1) an employee of the restaurant takes food orders and/or serves the food while customers are seated at a table, (2) payment is made after the food and drink has been consumed, and/or (3) food is predominantly served on non-disposable containers or receptacles. A standard restaurant may include take out service so long as this use is clearly subordinate to the overall character of the restaurant. (In contrast see restaurant, fast-food)</p> <p><i>Temporary note: This is a new definition - none before</i></p>	
4.06	Tavern	<p>Description: A place where fermented malt beverages, wine, or liquor are offered for retail sale for on-site consumption and where food consumption, if any, is clearly secondary and subordinate to the sale of alcoholic beverages. The term includes bars, drinking establishments, sports bar, and lounges.</p> <p><i>Temporary note: This is a new definition - none before</i></p>	
5 Vehicle Rental, Sales, and Service			
5.01	Marine sales and service	<p>Description: A place where watercraft are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of watercraft as a subordinate use to the extent deemed appropriate by the Plan Commission.</p> <p><i>Temporary note: Description from the consultant</i></p>	
5.02	Vehicle fuel station (in current code)	<p>Description: A place where fuels for cars, motorcycles, and light trucks are offered for retail sale. Ancillary uses are limited to the retail sale of food and beverages and light maintenance activities, such as engine tune-ups, lubrication, and minor repairs. The term does not include truck stops or similar uses.</p> <p><i>Temporary note: Description from the consultant</i></p>	
5.03	Vehicle repair shop	<p>Description: A place where motor vehicles, such as cars, motorcycles, and light trucks, are typically left overnight for maintenance, service, or repair. Typical services include transmission repair, body work and painting, vehicle upholstery, engine repair and overhauls, and similar activities.</p> <p><i>Temporary note: Description from the consultant</i></p>	

Series Land Use

5.04 Vehicle sales and service

Description: A place where new and used cars, light trucks, motorcycles, mopeds, snowmobiles, and all-terrain vehicles (ATVs) are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such vehicles as a subordinate use to the extent deemed appropriate by the Plan Commission.

Temporary note: Description from the consultant



5.05 Vehicle service shop

Description: A place where motor vehicles, such as cars, motorcycles, and light trucks, are serviced while the owner waits and typically are not left overnight. Examples include quick lube/oil change facilities, tire stores, car washes, and vehicle detailing.

Temporary note: Description from the consultant



6 General Sales and Services

6.01 Administrative services

Description: A place where employees primarily perform administrative functions and where customers are infrequent. The term includes data processing centers, customer service centers via telecommunications, architectural firms, and engineering firms.

Temporary note: Description from the consultant



6.02 Adult-oriented establishment (in current code)

Description: A place where no more than one of the following are located: adult arcade, adult bath house, adult body painting studio, adult book/video store, adult cabaret, adult massage parlor, adult modeling studio, or adult theater.

Temporary note: Modified definition

6.03 Body-piercing establishment (new)

Description: A place where a body piercer performs body piercing.

Temporary note: Description from the consultant

6.04 Commercial kennel (in current code)

Description: A place not qualifying as a private kennel or a hobby kennel where dogs, cats, or other domesticated animals over 6 months of age are housed for the purpose of boarding, breeding, training, or sale. The term includes animal day care, boarding kennels, dog motels, and dog training centers. The term does not include animal hospitals, animal grooming parlors, or pet shops.

Temporary note: Description from the consultant



6.05 Commercial kitchen (new)


Description: A commercial grade kitchen, operated by a community organization or a business, that is open to community groups and local food entrepreneurs who produce food products for sale to restaurants, food stores, and other outlets that will sell the product to the ultimate consumer.

Temporary note: Definition based on Leominster, MA.


6.06 Equipment rental

Description: A place where equipment is offered for rent and related supplies are offered for retail sale or rent. Items for rent or sale are predominantly stored indoors and may include hand tools, party equipment, and lawn and yard equipment.

Temporary note: Description from the consultant


Series	Land Use		
6.07	Financial services (in current code "banks and savings and loan offices")	<p>Description: A place where financial and banking services are offered. The term includes banks, savings and loan institutions, other lending institutions, auto title loan businesses, and payday loan businesses.</p> <p>Temporary note: Description from the consultant</p>	
6.08	Funeral home (new)	<p>Description: A place where the deceased may be prepared for burial or cremation and people may gather for visitation or funeral ceremonies. The indoor display of funeral equipment may also occur. The term includes mortuaries.</p> <p>Temporary note: Description from the consultant</p>	
6.09	Garden supply or landscaping center (new)	<p>Description: forthcoming if needed</p>	
6.10	General office	<p>Description: A place where employees primarily perform administrative functions and where customers are infrequent. Examples include real estate, insurance, accounting, architecture, engineering, and similar.</p> <p>Temporary note: Description from the consultant</p>	
6.11	General repair (new)	<p>Description: A place where consumer goods such as shoes, bicycles, furniture, appliances, and business equipment are repaired. The term does not include repair of motor vehicles or industrial equipment.</p> <p>Temporary note: Description from the consultant</p>	
6.12	General retail, 5,000 square feet or less (new)	<p>Description: One or more establishments providing retail services in a single building with a floor area of 5,000 square feet or less. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, photo and film pickup stores, shoe stores, soda and ice cream stores, sporting goods stores, tobacco stores, and variety stores.</p> <p>Temporary note: Description from the consultant</p>	
6.13	General retail, more than 5,000 square feet (new)	<p>Description: One or more establishments providing retail services in a single building with a floor area of more than 5,000 square feet. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, photo and film pickup stores, shoe stores, soda and ice cream stores, sporting goods stores, tobacco stores, and variety stores.</p> <p>Temporary note: Description from the consultant</p>	
6.14	General services	<p>Description: A place where services not otherwise included in any other service type category are offered. The term includes photography studios, weight loss centers, commercial postal services, beauty shops, pet grooming shops, photocopying and printing services, linen services, dry cleaning services, and diaper services.</p> <p>Temporary note: Description from the consultant</p>	


Series	Land Use		
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6.15	Home improvement center	Description: Description is forthcoming	 <p>© Civic Webware</p>
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6.16	Instructional studio (new)	Description: A place where instruction, training, or tutelage is offered in such areas as gymnastics, dance, art, music, and martial arts. <i>Temporary note: Description from the consultant</i>	
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6.17	Landscape business (new)	Description: A place where a landscape contractor may establish a base of operation, which may include one or more of the following: administrative office; indoor and outdoor storage of materials, equipment, and machinery, such as trucks and heavy equipment; and shops for the repair of machinery and equipment owned by the operator. On site retail sales are specifically prohibited. <i>Temporary note: Description from the consultant</i>	
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6.18	Secondhand store	Description: Forthcoming	
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6.19	Tattoo establishment (new)	Description: A place where a tattooist applies a tattoo to another individual. <i>Temporary note: Description from the consultant</i>	
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6.20	Veterinary clinic (new)	Description: A place where medical services for small household animals are offered. This use may include office space, medical labs, appurtenant facilities, and indoor enclosures for animals under the immediate medical care of a veterinarian. The term includes pet clinics, dog and cat hospitals, and animal hospitals. <i>Temporary note: Description is from the consultant</i>	
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7 Recreation and Entertainment			
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7.01	Indoor entertainment (in current code)	Description: A place where entertainment is offered within an enclosed building. The term includes theaters, movie theaters, dance halls, and theaters for performing arts. The term does not include adult-oriented establishments.	
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7.02	Indoor recreation	Description: A place where recreational activities are offered within an enclosed building. The term includes bowling alleys, skating rinks, billiard and pool halls, and arcades.	
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Series	Land Use		
7.03	Outdoor recreation (in current code)	<p>Description: A place where outdoor recreational activities are offered. The term includes miniature golf, batting cages, water parks, and amusement parks. The term does not include driving ranges and golf courses, parks, and recreational trails.</p> <p>Temporary note: Description from the consultant</p>	 <p>© Civic Webware</p>
8 Government and Community Services			
8.01	Animal shelter (new)	<p>Description: A place where stray or unwanted cats and dogs are temporarily housed.</p> <p>Temporary note: Description from the consultant</p>	
8.02	Administrative government center	<p>Description: A place where government employees perform administrative functions on behalf of the public. The term includes administrative offices, post offices, and courthouses.</p> <p>Temporary note: Description from the consultant</p>	
8.03	Cemetery (new)	<p>Description: A place where human remains may be buried or interned. Accessory uses may include columbariums, mausoleums, crematories, and mortuaries when operated in conjunction with and within the boundaries of such area. The sale of cemetery merchandise, including monuments, markers, nameplates, vases and urns, and any services that are associated with supplying or delivering those goods or with the burial of human remains is allowed when accessory to the principal use.</p> <p>Temporary note: Description from the consultant</p>	
8.04	Community center	<p>Description: A place where short-term and intermittent meetings or gatherings of individuals are held for purposes of sharing information, entertainment, social service, or similar activities. The term includes senior centers; neighborhood recreational centers; fraternal, social, or civic clubs; lodges; and union halls.</p> <p>Temporary note: Description from the consultant</p>	
8.05	Community cultural facility	<p>Description: A place where people may gather for studying, reading, personal education, or viewing the visual arts. The term includes libraries, museums, art galleries, and observatories. The term does not include performing arts.</p> <p>Temporary note: Description from the consultant</p>	
8.06	Community garden (new)	<p>Description: A place where a group of unrelated individuals grow vegetables, fruits, and flowers for their personal use. A 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.</p> <p>Temporary note: Description from the consultant</p>	
8.07	Health care center (in current code as Hospital)	<p>Description: A place where medical treatment, or nursing, rehabilitative, or preventative care is offered. 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, and rehabilitation facilities.</p> <p>Temporary note: This is a new definition - none before</p>	

Series	Land Use		
8.08	Health care clinic (in current code)	<p>Description: A place where medical services are offered and patients do not stay overnight. The term includes dental clinics, medical offices, chiropractic offices, acupuncture centers, and sports medicine facilities. The term does not include those uses as classified as a health care center.</p> <p><i>Temporary note: Description from the consultant</i></p>	
8.09	House museum (new)	<p>Description: A single-family house that has been transformed into a museum recognized as such by the City's Historic Preservation Commission or the Wisconsin Historical Society.</p> <p><i>Temporary note: Description from the consultant</i></p>	
8.10	Municipal garage (new)	<p>Description: A place where a municipal government maintains administrative offices, equipment, and supplies necessary for maintaining public roadways, parks, and other types of public facilities.</p> <p><i>Temporary note: Description from the consultant</i></p>	
8.11	Park (in current code)	<p>Description: A place set aside for active and passive recreation and leisure facilities and activities. Examples of features in a park include playgrounds, pavilions, community recreation centers, picnic areas with shelters, multi-purpose trails, ball and racquet fields and courts, swimming pools and beaches, boat launches, sledding hills, and ice-skating. A park may be operated by a public entity for the benefit of the general public or by a homeowners association for the benefit of its members.</p> <p><i>Temporary note: Description from the consultant</i></p>	
8.12	Public safety facility (in current code "fire and police")	<p>Description: A place where public safety services are offered. The term includes ambulance services, fire stations, police stations, and jails. The term does not include correctional facilities.</p> <p><i>Temporary note: Description from consultant</i></p>	
8.13	Recreation trail (in current code)	<p>Description: A linear path, not otherwise part of a public park, that is dedicated to a single recreational use or multiple uses. Examples include hiking trails, bike trails, cross-country ski trails, and horse trails.</p> <p><i>Temporary note: Description from consultant</i></p>	
8.14	School, K-12 (in current code)	<p>Description: A place where primary and secondary educational opportunities are offered. The term includes preschools, elementary schools, junior high schools, and high schools.</p> <p><i>Temporary note: Description from consultant</i></p>	
8.15	School, post-secondary (in current code)	<p>Description: A place where post-secondary educational opportunities are offered. The term includes colleges, universities, community colleges, and vocational schools.</p> <p><i>Temporary note: Description from the consultant</i></p>	

Series Land Use

8.16 Worship facility (in current code)

Description: A place where people can regularly assemble for religious worship and associated activities and which is operated by an entity with tax-exempt status. The term includes sanctuaries, chapels, cathedrals, churches, synagogues, and temples and other onsite accessory buildings such as a fellowship halls, and rectories. The term does not include day care centers, community recreation facilities, any living arrangement (e.g., convents, rectories, dormitories, parsonages), private educational facilities, emergency shelters, and health care facilities.

Temporary note: Description from consultant



9 Telecommunications and Utilities

9.01 Public utility office and yard (new)

Description: A place where a public or private entity maintains administrative offices, equipment, and supplies necessary for maintaining the infrastructure it provides.

Temporary note: Description from the consultant

9.02 Solar power plant (new)

Description: A utility-scale commercial facility that converts sunlight into electricity with the primary purpose of wholesale or retail sales of generated electricity.

Temporary note: Description from the consultant



9.03 Stormwater management facility (new)

Description: A natural or manmade feature that collects, conveys, channels, holds, inhibits, or diverts the movement of stormwater.

Temporary note: Description from the consultant



9.04 Telecommunication collocation (class 1)

Description: The placement of a new mobile service facility on an existing support structure which constitutes a substantial modification.

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.

9.05 Telecommunication collocation (class 2)

Description: The placement of a new mobile service facility on an existing support structure which does not constitute a substantial modification.

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.



9.06 Telecommunication tower

Description: A free-standing tower with or without an equipment compound that is intended for the placement of one or more mobile service facilities.

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.

9.07 Utility installation, major

Description: A place, building and/or structure, or portion thereof, whether public or private, used or is intended for providing basic infrastructure or utility services and which could potentially have a moderate to high impact on neighboring property. The term includes pipeline pumping stations, sewage treatment plants, electric substations, water towers, electric transmission lines with a design capacity of 110kV or more, and underground pipelines.

Temporary note: Description from the consultant



Series	Land Use
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9.08	Utility installation, minor	<p>Description: A utility installation generally having low impact on neighboring property. The term includes public water system wells, without a tower; below ground sewer lift stations; and stormwater pumping stations. The term does not include utility cabinets, which are classified as an accessory use (Series 15).</p> <p><i>Temporary note: Description from the consultant</i></p>
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10	Transportation
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10.01	Marina (in current code)	<p>Description: A place where watercraft may dock on a temporary or permanent basis and includes boat ramps, hoist machinery, and related launching facilities. Related services include retail sale of fuel for watercraft and supplies and servicing and repair of watercraft. The term does not include dry boat storage.</p> <p><i>Temporary note: Description from consultant</i></p>
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10.02	Off-site parking lot (new)	<p>Description: A place where motor vehicles associated with an off-site use may be parked for a short duration. It may be available to the public or reserved to accommodate parking for a specific purpose.</p> <p><i>Temporary note: Description from the consultant</i></p>
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10.03	Park-and-ride lot (new)	<p>Description: A designated place where people can park their motor vehicles for a short duration to board public transportation or to carpool or vanpool.</p>
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10.04	Passenger terminal (in current code)	<p>Description: A place where passengers can board mass transit. This use may include facilities for ticket sales and accessory food service areas primarily intended for passengers.</p> <p><i>Temporary note: Description from the consultant</i></p>
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11	Storage and Warehousing
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11.01	Composting facility (new)	<p>Description: A place where vegetation (but not food wastes) may be collected and composted. The term includes the storage and manipulation of materials prior to, during, and following composting.</p>
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11.02	Dry boat storage (in current code)	<p>Description: An outdoor area where watercraft may be kept during the off season or while not in use. Minor repairs and maintenance may be conducted on watercraft while kept in storage.</p> <p><i>Temporary note: Description from the consultant</i></p>
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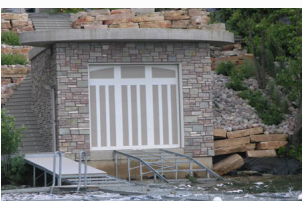


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11.03	Warehouse (in current code)	<p>Description: A place where goods, merchandise, and other materials are temporarily stored for eventual shipment. The term includes moving and storage facilities. The term does not include bulk fuel storage.</p> <p><i>Temporary note: Description from the consultant</i></p>
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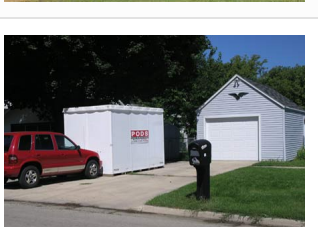
12	Industrial and Manufacturing
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Series	Land Use		
12.01	Artisan shop (new)	<p>Description: A place where handmade craft items or works of art are made on a small-scale and offered for retail sale. Examples of such items include paintings, textiles, weaving, photography, sculptures, pottery, leather products, handmade paper, jewelry, hand-blown glass, small furniture and other similar wooden items, candles, soaps, and lotions.</p> <p>Temporary note: Description from the consultant</p>	
12.02	Contractor yard (new)	<p>Description: A place where a contractor or builder may establish a base of operation, which may include one or more of the following: office space; indoor and outdoor storage of construction materials, equipment, and machinery, such as trucks and heavy equipment; and shops for the repair of machinery and equipment owned by the operator.</p> <p>Temporary note: Description from the consultant</p>	
12.03	Manufacturing	<p>Description: A place where products or goods are produced within an enclosed building and any smoke, dust, noise, or odor related to such activities are confined within the building. This use may include administrative offices and storage of raw materials and finished goods as a subordinate use. The term includes a tool and die maker, furniture production, metal fabrication, apparel manufacturing, printing, and publishing.</p> <p>Temporary note: Description from the consultant</p>	
13 Resource-Based Uses			
13.01	Forestry	<p>Description: The harvesting, thinning, and planting of trees and related 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 on-site processing and permanent skidding yards.</p>	
13.02	Open land (new)	<p>Description: Land generally not in forestry or in agricultural production and may include wetland complexes, and land kept undeveloped for conservation purposes. Land may be enrolled in a federal agricultural commodity payment program or in a state or federal agricultural land conservation payment program, or a similar program.</p>	
14 Accessory Uses			
14.01	Amateur radio and/or citizens band antenna (new)	<p>Description: An antenna and related support structure used to send and receive telecommunications for noncommercial purposes.</p>	
14.02	Exterior communication device (new)	<p>Description: An antenna used to capture wireless telecommunication signals.</p>	
14.03	Accessory building, nonresidential	<p>Description: A building intended to house motor vehicles, yard equipment, and/or items related to the principal use of the premises. A detached building customarily found with a non-residential use as an accessory use. The term includes detached garages, storage sheds, and the like.</p>	
14.04	Accessory building, residential (new)	<p>Description: A detached building customarily found with a residential use as an accessory use. The term includes greenhouses (noncommercial), detached garages, sheds, gazebos, pool cabanas, and the like.</p>	

Series	Land Use		
14.05	Adult family home (accessory) (new)	<p>Description: A private residence licensed by the state under § 50.032 (1m), Wis. Stats.</p> <p>Note: An adult family home can either be a principal use or an accessory use. If the operator lives in the residence with the adults, it is considered an accessory use.</p>	
14.06	Backyard chickens (new)	<p>Description: The keeping of chickens for personal, noncommercial purposes.</p> <p>Temporary note: Description from the consultant</p>	
14.07	Bed and breakfast (in current code)	<p>Description: A single-family residence that offers overnight accommodations for a daily charge and that also serves as a primary residence of the operator or owner.</p> <p>Temporary note: Description from the consultant (need to review existing)</p>	
14.08	Bee keeping (new)	<p>Description: forthcoming</p>	
14.09	Boat dock	<p>Description: A pier or wharf.</p>	
14.10	Boathouse	<p>Description: A building placed above or near a waterbody that is used for the noncommercial storage of one or more watercraft and related equipment.</p>	
14.11	Donation drop box (new)	<p>Description: A fully enclosed receptacle where household items may be placed for pickup by the entity receiving the donation.</p> <p>Temporary note: Description from the consultant</p>	
14.12	Drive-up service window (new)	<p>Description: An opening in a building through which patrons are served while remaining in a motor vehicle.</p> <p>Temporary note: Description from the consultant</p>	

Series	Land Use		
14.13	Family day care home (new)	<p>Description: A private residence licensed as a day care center by the state where care is provided for 4 to 8 children.</p> <p>Note: See § 66.1017, Wis. Stats. A group day care (9 or more children) is considered a principal use and is therefore listed as a special care facility (See Series 4).</p> <p>Temporary note: Description from the consultant</p>	
14.14	Fence, perimeter	<p>Description: A fence placed around the perimeter of a lot.</p>	 <p>© Civic Webware</p>
14.15	Fence, privacy	<p>Description: A solid or partially solid fence placed around an outdoor patio or other private area in the rear yard.</p>	
14.16	Fence, security	<p>Description: A fence placed around an outdoor storage area or similar activity area associated with a commercial or industrial use.</p>	
14.17	Fence, sport court	<p>Description: A fence placed on one or more sides of a sport court.</p>	
14.18	Firewood storage (existing)	<p>Description: Storage of firewood for use on the premises.</p> <p>Temporary note: Description from the consultant</p>	 <p>© Civic Webware</p>
14.19	Foster home and treatment foster home (accessory)	<p>Description: 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.</p> <p>Note: See § 48.62, Wis. Stats. A foster home and treatment foster home can either be a principal use or an accessory use. If the operator lives in the residence with the children, it is considered an accessory use.</p>	
14.20	Gardening/horticulture (in current code)	<p>Description: Description forthcoming</p>	
14.21	Home occupation	<p>Description: An occupation, profession, enterprise, or similar commercial activity that is conducted by a person residing on the premises, and which by their nature, appearance, and inherent operational activities and characteristics, are compatible in a residential setting.</p> <p>Temporary note: Description from the consultant - verify current</p>	
14.22	Outdoor food and beverage service (new)	<p>Description: An outdoor area with tables and chairs located on the same lot as a brewpub, restaurant, or tavern where customers can eat and drink.</p> <p>Temporary note: Description from the consultant</p>	

Series	Land Use		
14.23	Parking lot (on-site)	<p>Description: Surface parking spaces for five or more light motor vehicles, adjacent access drives and aisles, where the parking spaces are not located in a structure and the parking of motor vehicles is not the principal use of the premises. This term does not include commercial parking operations, which shall be considered a principal use, or the parking of heavy motor vehicles.</p> <p>Temporary note: this is from current code.</p>	
14.24	Play structure (new)	<p>Description: A playhouse and recreational equipment, such as swings, slides, and jungle gyms, normally found in a residential setting or with a group day care center.</p> <p>Temporary note: Description from the consultant</p>	
14.25	Private kennel	<p>Description: A place where no more than 2 dogs and 2 cats are kept for the occupant's private, non-commercial purposes.</p>	
14.26	Rain garden	<p>Description: An excavated area that is back-filled with a prepared or amended soil mixture, which may or may not be covered with a mulch layer and planted with a diversity of woody or herbaceous vegetation, to which stormwater is directed to promote infiltration or evapotranspiration.</p> <p>Temporary note: This is current language in Definitions.</p>	
14.27	Retaining wall (in current code)	<p>Description: A vertical wall intended to hold back earth materials.</p> <p>Temporary note: Description from the consultant</p>	 <p data-bbox="1208 1100 1524 1136">© Civic Webware</p>
14.28	Secondary suite	<p>Description: An arrangement and use of rooms within a single-family dwelling that allows for one or two family members to reside separate from the single housekeeping entity while remaining part of and having nonlockable direct interior access to the entire single-family dwelling. The arrangement of rooms may contain a kitchenette with associated living areas, bedrooms, and a bathroom.</p> <p>Note: Also known as in-law dwelling unit.</p>	
14.29	Solar energy system, building-mounted	<p>Description: An installation that is mounted on a building and uses sunlight to produce electricity or provide heat or hot water to a building.</p>	
14.30	Solar energy system, ground-mounted	<p>Description: An installation that is mounted on the ground and uses sunlight to produce electricity or provide heat or hot water to a building.</p>	

Series	Land Use		
14.31	Sport court (new)	<p>Description: A hard-surfaced area located out of doors used exclusively for basketball, tennis, or other similar sports-related activity. This term does not include any portion of a private driveway that is also used for a sport-related use.</p> <p><i>Temporary note: Description from the consultant</i></p>	
14.32	Swimming pool	<p>Description: An outdoor structure placed on the ground or below ground that is filled with water for swimming. The term does not include those pools with a maximum diameter of 15 feet and a maximum wall height of 15 inches and which are taken down and stored in the off-season.</p> <p><i>Temporary note: Description from the consultant</i></p>	
15	Temporary		
15.01	Farmers market	<p>Description: A place where agricultural producers gather on a regular basis to offer their agricultural products directly to retail consumers.</p> <p><i>Temporary note: Description from the consultant</i></p>	
15.02	Food truck (new)	<p>Description: A motorized vehicle in which ready-to-eat food is prepared and sold at retail on a private property (i.e., not in the public right-of-way).</p> <p><i>Temporary note: Description from the consultant</i></p>	
15.03	Garage sale	<p>Description: A temporary event where used household items are offered for retail sale. A flea market is not a yard sale.</p> <p>Note: Also known as backyard sale, lawn sale, patio sale, porch sale, rummage sale, and yard sale.</p> <p><i>Temporary note: Definition modified.</i></p>	
15.04	Off-site construction yard (new)	<p>Description: A place where construction materials and equipment may be stored, prepped, or staged for an off-site construction project (e.g., highway reconstruction project or construction of an electric transmission line or pipeline).</p> <p><i>Temporary note: Description from the consultant</i></p>	
15.05	Party tent (new)	<p>Description: A nonpermanent tent that is associated with a temporary event that is permitted under the zoning code.</p> <p><i>Temporary note: Description from the consultant</i></p>	
15.06	Portable storage container (new)	<p>Description: An enclosed metal container that is used to temporarily store household items and similar goods.</p> <p><i>Temporary note: Description from the consultant</i></p>	

Series	Land Use		
15.07	Roadside stand	<p>Description: A place where agricultural products produced exclusively on the premises are offered for sale at retail.</p>	
15.08	Sale of vehicles/recreational equipment (new)	<p>Description: The intermittent sale of automobiles, trucks, vans, motorcycles, boats, snowmobiles, personal watercraft, self-contained motorized campers, and camping trailers as an accessory use to a principal use.</p> <p><i>Temporary note: Description from the consultant</i></p>	
15.09	Seasonal product sales	<p>Description: An outdoor area where merchandise typically associated with a seasonal holiday or festival is displayed and offered for sale at retail immediately before the event. Examples of such merchandise include Christmas trees and wreaths for Christmas and pumpkins for Halloween. The sale of fireworks is specifically prohibited.</p> <p><i>Temporary note: Description from the consultant</i></p>	
15.10	Sidewalk cafe (new)	<p>Description: An outdoor dining area located on public property, typically 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.</p> <p><i>Temporary note: Description from the consultant</i></p>	
15.11	Sidewalk sales	<p>Description: Definition forthcoming</p>	
15.12	Wind test tower (new)	<p>Description: A tower on which equipment is attached that measures parameters needed to assess the site's suitability for a wind energy system.</p> <p><i>Temporary note: Description from the consultant</i></p>	
16	Msc		
16.01	Common area amenities (new)	<p>Description: Any building or other structures located within an outlot of a residential subdivision as approved by the City as part of the land division process or within a multi-family development project as approved by the City as part of the site plan process. Examples of such common amenities include clubhouse, picnic shelter, equestrian facilities, and swimming pool and pool cabana.</p> <p><i>Temporary note: From consultant.</i></p>	

- DRAFT August 15, 2022 -

Appendix A Land-Use Matrix

Series / Land Use	Secondary Review	R-1	R-3	B-1	B-2	B-3	C-1	I-1	P-1
1 Residential									
1.01 Mixed-use housing	AR,SP,ZP	-	-	P	C	-	-	-	-
1.02 Multi-family, 2 units	AR,SP,ZP	P	P	-	-	-	-	-	-
1.03 Multi-family, 3 to 4 units	AR,SP,ZP	P	P	-	-	-	-	-	-
1.04 Multi-family, 5 or more units	AR,SP,ZP	-	C	-	-	-	-	-	-
1.05 Single-family dwelling	AR,ZP	P	P	-	-	-	-	-	-
1.06 Townhouse, 3 to 4 units	AR,SP,ZP	P	P	-	-	-	-	-	-
1.07 Townhouse, 5 or more units	AR,SP,ZP	-	C	-	-	-	-	-	-
1.08 Twin home	AR,ZP	P	P	-	-	-	-	-	-
1.09 Work/live dwelling unit	AR,SP,ZP	C	-	C	C	-	-	-	-
2 Special Care Facilities									
2.01 Adult care facility, assisted living	AR,SP,ZP	-	-	-	-	-	-	P	-
2.02 Adult care facility, continuum of care	AR,SP,ZP	-	-	-	-	-	-	P	-
2.03 Adult care facility, nursing home	AR,SP,ZP	-	-	-	-	-	-	P	-
2.04 Adult family home	ZP	P	P	-	-	-	-	-	-
2.05 Community living arrangement, 8 or fewer residents	ZP	P	P	-	-	-	-	-	-
2.06 Community living arrangement, 9 to 15 residents	ZP	-	P	-	-	-	-	-	-
2.07 Community living arrangement, more than 15 residents	ZP	-	C	-	-	-	-	-	-
2.08 Foster home and treatment foster home	AR,SP,ZP	P	P	-	-	-	-	-	-
2.09 Group day care center	AR,SP,PO,ZP	-	-	P	C	-	-	P	-
2.10 Hospice care center	AR,SP,ZP	P	P	-	-	-	-	P	-
2.11 Temporary residential shelter	AR,SP,PO,ZP	-	C	C	-	-	-	C	-
3 Group Accommodations									
3.01 Boarding house	SP,PO,ZP	-	C	-	-	-	-	-	-
3.02 Convent, rectory, or monastery	SP,PO,ZP	-	-	-	-	-	-	C	-
3.03 Overnight lodging	AR,SP,PO,ZP	-	-	P	P	P	-	-	-
3.04 Tourist rooming house	AR,SP,ZP	P	P	-	-	-	-	-	-
4 Food and Beverage Sales									
4.01 Banquet hall	AR,SP,PO,ZP	-	-	P	C	-	-	-	-
4.02 Brewpub	AR,SP,PO,ZP	-	-	P	C	-	-	-	-
4.03 Food pantry	AR,SP,PO,ZP	-	-	C	C	-	-	C	-
4.04 Restaurant, fast food	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
4.05 Restaurant, standard	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
4.06 Tavern	AR,SP,PO,ZP	-	-	P	C	-	-	-	-
5 Vehicle Rental, Sales and Service									
5.01 Marine sales and service	AR,SP,PO,ZP	-	-	-	C	-	-	-	-
5.02 Vehicle fuel station	AR,SP,PO,ZP	-	-	C	-	-	-	-	-
5.03 Vehicle repair shop	AR,SP,PO,ZP	-	-	C	-	-	-	-	-
5.04 Vehicle sales and service	AR,SP,PO,ZP	-	-	C	-	-	-	-	-
5.05 Vehicle service shop	AR,SP,PO,ZP	-	-	C	-	-	-	-	-
6 General Sales and Services									

Series / Land Use	Secondary Review	R-1	R-3	B-1	B-2	B-3	C-1	I-1	P-1
6.01 Administrative services	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.02 Adult-oriented establishment	AR,SP,PO,ZP	-	-	-	C	-	-	-	-
6.03 Body-piercing establishment	AR,SP,PO,ZP	-	-	P	-	-	-	-	-
6.04 Commercial kennel	AR,SP,PO,ZP	-	-	?-?	?-?	-	-	-	-
6.05 Commercial kitchen	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.06 Equipment rental	AR,SP,PO,ZP	-	-	C	C	-	-	-	-
6.07 Financial services	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.08 Funeral home	AR,SP,PO,ZP	-	-	P	-	-	-	-	-
6.09 Garden supply or landscaping center	AR,SP,PO,ZP	-	-	C	-	-	-	-	-
6.10 General office	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.11 General repair	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.12 General retail, 5,000 square feet or less	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.13 General retail, more than 5,000 square feet	AR,SP,PO,ZP	-	-	C	C	-	-	-	-
6.14 General services	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.15 Home improvement center	AR,SP,PO,ZP	-	-	C	-	-	-	-	-
6.16 Instructional services	AR,SP,PO,ZP	-	-	C	C	-	-	-	-
6.17 Landscape business	AR,SP,PO,ZP	-	-	C	-	-	-	-	-
6.18 Secondhand store	AR,SP,PO,ZP	-	-	C	-	-	-	-	-
6.19 Tattoo establishment	AR,SP,PO,ZP	-	-	P	-	-	-	-	-
6.20 Veterinary clinic	AR,SP,PO,ZP	-	-	P	-	-	-	-	-
7 Recreation and Entertainment									
7.01 Indoor entertainment	AR,SP,PO,ZP	-	-	P	C	-	-	-	-
7.02 Indoor recreation	AR,SP,PO,ZP	-	-	P	C	-	-	-	-
7.03 Outdoor recreation	AR,SP,PO,ZP	-	-	-	-	-	C	C	C
8 Government and Community Services									
8.01 Animal shelter	AR,SP,PO,ZP	-	-	-	-	-	-	C	-
8.02 Administrative government center	AR,SP,PO,ZP	-	-	C	C	-	-	P	-
8.03 Cemetery	AR,SP,ZP	-	-	-	-	-	-	P	-
8.04 Community center	AR,SP,PO,ZP	-	-	P	P	-	-	P	-
8.05 Community cultural facility	AR,SP,PO,ZP	-	-	P	P	-	-	P	-
8.06 Community garden	AR,SP,PO,ZP	P	P	C	C	C	C	P	P
8.07 Health care center	AR,SP,PO,ZP	-	-	C	-	-	-	P	-
8.08 Health care clinic	AR,SP,PO,ZP	-	-	C	-	-	-	P	-
8.09 House museum	AR,SP,PO,ZP	C	C	-	-	-	-	-	-
8.10 Municipal garage	AR,SP,PO,ZP	-	-	-	-	-	-	C	C
8.11 Park	AR,SP,PO,ZP	-	-	C	C	-	C	P	P
8.12 Public safety facility	AR,SP,PO,ZP	-	-	C	C	-	-	P	-
8.13 Recreation trail	SP,ZP	P	P	P	P	P	C	P	P
8.14 School, K-12	AR,SP,ZP	-	-	-	-	-	-	P	-
8.15 School, post-secondary	AR,SP,PO,ZP	-	-	-	-	-	-	C	-
8.16 Worship facility	AR,SP,PO,ZP	-	-	P	-	-	-	P	-
9 Telecommunications and Utilities									
9.01 Public utility office and yard	AR,SP,PO,ZP	-	-	-	C	-	-	C	-

Series / Land Use	Secondary Review	R-1	R-3	B-1	B-2	B-3	C-1	I-1	P-1
9.02 Solar power plant	SP,PO,ZP	C	-	-	-	-	-	C	C
9.03 Stormwater management facility	-	P	P	P	P	P	C	P	P
9.04 Telecommunication collocation (class 1)	SP,PO,ZP	WT	WT	WT	WT	WT	WT	WT	WT
9.05 Telecommunication collocation (class 2)	ZP	P	P	P	P	P	P	P	P
9.06 Telecommunication tower	SP,PO,ZP	WT	WT	WT	WT	WT	WT	WT	WT
9.07 Utility installation, major	SP,PO,ZP	C	C	C	C	C	C	C	C
9.08 Utility installation, minor	ZP	P	P	P	P	P	P	P	P
10 Transportation									
10.01 Marina	AR,SP,PO,ZP	-	-	-	C	-	-	-	-
10.02 Off-site parking lot	AR,SP,ZP	-	-	P	P	-	-	C	P
10.03 Park-and-ride lot	AR,SP,ZP	-	C	-	-	-	-	C	P
10.04 Passenger terminal	AR,SP,ZP	-	-	C	C	-	-	-	-
11 Storage and Warehousing									
11.01 Composting facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	C
11.02 Dry boat storage	AR,SP,ZP	-	-	-	C	-	-	-	-
11.03 Warehouse	AR,SP,ZP	-	-	-	C	-	-	-	-
12 Industrial and Manufacturing									
12.01 Artisan shop	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
12.02 Contractor yard	AR,SP,PO,ZP	-	-	-	C	-	-	-	-
12.03 Manufacturing	AR,SP,PO,ZP	-	-	-	C	-	-	-	-
13 Resource-Based Uses									
13.01 Forestry	-	P	P	P	P	P	P	P	P
13.02 Open land	-	P	P	P	P	P	P	P	P
14 Accessory Uses									
14.01 Amateur radio and/or citizens band antenna	ZP	P	P	P	P	P	-	P	P
14.02 Exterior communication device	-	P	P	P	P	P	-	P	P
14.03 Accessory building, nonresidential	SP,ZP	-	-	C	C	C	-	P	P
14.04 Accessory building, residential	ZP	P	P	-	-	-	-	-	-
14.05 Adult family home	ZP	P	P	-	-	-	-	-	-
14.06 Backyard chickens	ZP	P	P	-	-	-	-	-	-
14.07 Bed and breakfast	SP,ZP	C	-	-	-	-	-	-	-
14.08 Bee keeping	ZP	P	P	-	-	P	P	P	P
14.09 Boat dock	-	P	P	P	P	P	P	P	P
14.10 Boathouse	ZP	P	P	P	P	P	P	P	P
14.11 Donation dropbox	ZP	-	-	C	C	-	-	C	-
14.12 Drive-up service window	SP,PO,ZP	-	-	C	C	-	-	-	-
14.13 Family day care home	ZP	P	P	-	-	-	-	-	-
14.14 Fence, perimeter	ZP	P	P	P	P	P	P	P	P
14.15 Fence, privacy	ZP	P	P	-	-	P	-	-	-
14.16 Fence, security	ZP	-	-	P	P	-	-	P	-
14.17 Fence, sport court	ZP	P	P	-	-	P	-	-	-
14.18 Firewood storage	-	P	P	P	P	-	-	P	P
14.19 Foster home and treatment foster home	ZP	P	P	-	-	-	-	-	-

Series / Land Use	Secondary Review	R-1	R-3	B-1	B-2	B-3	C-1	I-1	P-1
14.20 Gardening/horticulture	-	P	P	P	P	P	P	P	P
14.21 Home occupation	ZP	P	P	-	-	-	-	-	-
14.22 Outdoor food and beverage service	ZP	-	-	C	C	C	-	-	-
14.23 Parking lot (on-site)	SP,PO,ZP	P	P	P	P	P	C	P	P
14.24 Play structure	-	P	P	-	-	-	-	-	-
14.25 Private kennel	-	P	P	-	-	-	-	-	-
14.26 Rain garden	-	P	P	P	P	P	P	P	P
14.27 Retaining wall	-	P	P	P	P	P	C	P	P
14.28 Secondary suite	ZP	P	-	-	-	-	-	-	-
14.29 Solar energy system, building-mounted	ZP	P	P	P	P	P	P	P	P
14.30 Solar energy system, ground-mounted	ZP	P	P	P	P	P	P	P	P
14.31 Sport court	ZP	P	P	-	-	P	-	-	-
14.32 Swimming pool (private)	ZP	P	P	-	-	P	-	-	-
15 Temporary Uses									
15.01 Farmers market	SP,PO,ZP	-	-	C	C	-	-	C	P
15.02 Food truck	ZP	-	-	P	P	-	-	P	P
15.03 Garage sale	-	P	P	-	-	-	-	-	-
15.04 Off-site construction yard	SP,PO,ZP	-	-	-	-	-	-	C	C
15.05 Party tent	-	P	P	P	P	P	-	P	P
15.06 Portable storage container	-	P	P	P	P	P	-	P	P
15.07 Roadside stand	SP,PO,ZP	P	P	-	-	-	-	-	-
15.08 Sale of vehicles/recreation equipment	-	P	P	-	-	-	-	-	-
15.09 Seasonal product sales	SP,PO,ZP	C	C	-	-	-	-	-	-
15.10 Sidewalk café	SP,PO,ZP	-	-	C	C	-	-	-	-
15.11 Sidewalk sales	SP,PO,ZP	-	-	C	C	-	-	-	-
15.12 Wind test tower	ZP	P	P	P	P	P	P	P	P
16 Msc.									
16.01 Common area amenities	SP,ZP	P	P	-	-	P	-	-	-

Zoning Districts

- R-1 General Residential
- R-3 Multifamily Residential (tentative)
- B-1 General Commercial
- B-2 Waterfront Commercial
- B-3 Hospitality Commercial (tentative)
- C-1 Conservancy
- I-1 Public and Semipublic
- P-1 Park and Recreation

Key for Land Uses

"-" indicates that the use is not permitted in the zoning district.
 "C" indicates that the use is permitted in the zoning district as a conditional use. In addition, secondary review procedures may apply as indicated in the matrix. When a use is allowed as a conditional use, the reviewing authority may require submission and approval of a building plan, site plan, and/or plan of operation even when not otherwise required.
 "P" indicates that the use is permitted in the zoning district by right subject to secondary review procedures as indicated in the matrix.
 "WT" indicates that the use is subject to the special review standards and procedures for Wireless Telecommunication Facilities in Article 5.

Key for Secondary Review

"AR" indicates a building plan is required.
 "PO" indicates a plan of operation is required.
 "SP" indicates a site plan is required.
 "ZP" indicates a zoning permit is required.

Note: As set forth more fully in s. 102.01, any use that is not listed is prohibited.