

Date: January 18, 2023
To: City of Bayfield Plan Commission
From: Tim Schwecke and Charlie Handy
Subject: City of Bayfield Zoning Code Rewrite
Memo #5



The Plan Commission reviewed the most recent version of the Land-Use Matrix (Appendix A) On October 25, November 29, and December 13 and continued to make revisions (that's great).

Below are some of the key revisions.

1. There was question at one of recent meetings about how state law treats community living arrangements (CLAs).
 - A CLA with 8 or fewer persons is entitled to locate in any residential zone, without being required to obtain special zoning permission.
 - A CLA with 9 to 15 persons is (1) allowed in any multi-family district by right and (2) allowed as a conditional use in a single-family or two-family district.
 - A CLA with 16 or more persons is allowed as a conditional use in all residential districts.

One of the initial drafts of the zoning code included CLAs with 16 or more persons. It was removed, but should not have been. It needs to be added back in.
2. Changed "Overnight Lodging" to "Hotel/motel".
3. Removed the following land uses from both Appendix A and B:
 - Boarding house
 - Convent, rectory, or monastery
 - Vehicle service shop (Vehicle repair will now include drive-in and out services such as oil changes)
 - Administrative services (this was merged with Office)
 - School, post-secondary (this was merged with School, K-12, now School)
 - Forestry (Previously in Resource-Based Uses)
 - Open land (Previously in Resource-Based Uses)
 - Roadside stand (Previously in Temporary Uses)
 - Common area amenities (Previously in Msc)
4. Added the following land uses to both Appendix A and B:
 - Community living arrangements, 16 or more (Series 2)
 - Tourist rooming house (Series 3)
 - Rental of outdoor recreation equipment (Series 7)
 - Wind-energy system, large (Series 9)
 - Bus shelter (Series 10)
 - Patio (Series 12)
 - Utility cabinet (Series 12)
 - Wind-energy system, small (Series 12)
5. Truck loading requirements were removed from some of the land uses. Retail with more than 5,000 square feet still has that requirement. It can be removed if you'd like.

6. Added development standards or substantially revised existing content:

- Bee keeping (12.09)
- Little free library (12.23)
- Rain gardens (12.29). The document that is referenced there is posted on the DNR's website. <https://dnr.wi.gov/topic/Stormwater/documents/RainGardenManual.pdf>
- Sidewalk café (13.08)

Major unresolved land uses (descriptions, permission types, and standards)

- All residential uses (Series 1)
- Off-site parking lot (10.03)
- Exterior communication device (12.02)
- Accessory building, residential (12.04)
- Accessory dwelling unit (12.05)
- Food truck (13.02)

New Questions

1. Does the City have any regulations for outdoor wood heating systems? If not, are any needed?
2. ____

Progress and Next Steps 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 (tentative draft)
- Supplemental standards for land uses (tentative draft)
- Zoning map (tentative draft and currently online)
- Dimensional standards (for February meeting)

Work by Others

- Public Works Department to review potential of adopting a stormwater management ordinance

Attachments:

1. Appendix A – Land Use Table dated December 19, 2022
2. Appendix B – Land Use Summary dated December 19, 2022