

Date: March 2, 2023

To: City of Bayfield Plan Commission

From: Tim Schwecke and Charlie Handy

Subject: City of Bayfield Zoning Code Rewrite
Memo #7 (Zoning Map and Institutional District)



Please find attached a screenshot of the draft zoning map that is online. Because it is a working draft, please review and make suggested revisions.

The land-use matrix (Appendix A) is also attached. Please review the land uses allowed in the Institutional (I-1) District. I've highlighted those that jumped out at me.

**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 | P | - | - | - | - |
| 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 | 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 | - | C | - | - | - | - | - | - |
| 2.07 | Community living arrangement, more than 15 residents | ZP | C | 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 | - |
| 3 | Group Accommodations | | | | | | | | | |
| 3.01 | Hotel/motel | SP,PO,ZP | - | - | P | P | P | - | - | - |
| 3.02 | Tourist rooming house | ZP | - | - | C | C | - | - | - | - |
| 4 | Food and Beverage Sales | | | | | | | | | |
| 4.01 | Banquet hall | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 4.02 | Brewpub | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 4.03 | Food pantry | AR,SP,PO,ZP | - | - | P | C | - | - | C | - |
| 4.04 | Restaurant | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 4.05 | Tavern | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 5 | Vehicle Rental, Sales and Service | | | | | | | | | |
| 5.01 | Marine service | AR,SP,PO,ZP | - | - | - | P | - | - | - | - |
| 5.02 | Vehicle fuel station | AR,SP,PO,ZP | - | - | C | - | - | - | - | - |
| 5.03 | Vehicle repair | AR,SP,PO,ZP | - | - | C | - | - | - | - | - |
| 6 | General Sales and Services | | | | | | | | | |
| 6.01 | Adult-oriented establishment | AR,SP,PO,ZP | - | - | - | C | - | - | - | - |
| 6.02 | Body-piercing establishment | AR,SP,PO,ZP | - | - | P | - | - | - | - | - |
| 6.03 | Commercial kitchen | AR,SP,PO,ZP | - | - | P | P | - | - | P | - |
| 6.04 | Equipment rental | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 6.05 | Financial services | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |

| Series / Land Use | Secondary Review | R-1 | R-3 | B-1 | B-2 | B-3 | C-1 | I-1 | P-1 |
|--|------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| 6.06 Funeral home | AR,SP,PO,ZP | - | - | P | - | - | - | - | - |
| 6.07 Garden supply or landscaping center | AR,SP,PO,ZP | - | - | P | - | - | - | - | - |
| 6.089 General repair | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 6.09 General retail, 5,000 square feet or less | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 6.10 General retail, more than 5,000 square feet | AR,SP,PO,ZP | - | - | C | C | - | - | - | - |
| 6.11 General services | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 6.12 Home improvement center | AR,SP,PO,ZP | - | - | P | - | - | - | - | - |
| 6.13 Instructional services | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 6.14 Office | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 6.15 Secondhand store | AR,SP,PO,ZP | - | - | P | - | - | - | - | - |
| 6.16 Tattoo establishment | AR,SP,PO,ZP | - | - | P | - | - | - | - | - |
| 6.17 Veterinary clinic | AR,SP,PO,ZP | - | - | P | - | - | - | - | - |
| 7 Recreation and Entertainment | | | | | | | | | |
| 7.01 Indoor entertainment | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 7.02 Indoor recreation | AR,SP,PO,ZP | - | - | P | P | - | - | P | - |
| 7.03 Outdoor recreation | AR,SP,PO,ZP | - | - | - | - | - | - | C | C |
| 7.04 Rental of outdoor recreation equipment | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 8 Government and Community Services | | | | | | | | | |
| 8.01 Administrative government center | AR,SP,PO,ZP | - | - | P | P | - | - | P | - |
| 8.02 Community center | AR,SP,PO,ZP | - | - | P | P | - | - | P | - |
| 8.03 Community cultural facility | AR,SP,PO,ZP | - | - | P | P | - | - | P | - |
| 8.04 Community garden | AR,SP,PO,ZP | P | P | P | P | P | - | P | P |
| 8.05 Health care center | AR,SP,PO,ZP | - | - | P | - | - | - | P | - |
| 8.06 Health care clinic | AR,SP,PO,ZP | - | - | P | - | - | - | P | - |
| 8.07 Municipal garage | AR,SP,PO,ZP | - | - | P | P | - | - | P | - |
| 8.08 Park | AR,SP,PO,ZP | - | - | C | C | - | - | P | P |
| 8.09 Public safety facility | AR,SP,PO,ZP | - | - | P | P | - | - | P | - |
| 8.10 Recreation trail | SP,ZP | P | P | P | P | P | C | P | P |
| 8.11 School | AR,SP,PO,ZP | - | - | - | - | - | - | C | - |
| 8.12 Worship facility | AR,SP,PO,ZP | - | - | - | - | - | - | P | - |
| 9 Telecommunications and Utilities | | | | | | | | | |
| 9.01 Solar garden | SP,PO,ZP | - | - | - | - | - | - | C | C |
| 9.02 Stormwater management facility | - | P | P | P | P | P | C | P | P |
| 9.03 Telecommunication collocation (class 1) | SP,PO,ZP | TFR | TFR | TFR | TFR | TFR | TFR | TFR | TFR |
| 9.04 Telecommunication collocation (class 2) | ZP | P | P | P | P | P | P | P | P |
| 9.05 Telecommunication tower | SP,PO,ZP | TFR | TFR | TFR | TFR | TFR | TFR | TFR | TFR |
| 9.06 Utility installation, major | SP,PO,ZP | - | - | - | P | - | - | C | - |
| 9.07 Utility installation, minor | ZP | P | P | P | P | P | P | P | P |
| 9.08 Wind energy system, large | ZP | WER | WER | WER | WER | WER | WER | WER | WER |
| 10 Transportation | | | | | | | | | |
| 10.01 Bus shelter | AR,SP,PO,ZP | - | - | C | C | - | - | - | - |
| 10.02 Marina | AR,SP,PO,ZP | - | - | - | C | - | - | - | - |
| 10.03 Off-site parking lot | AR,SP,ZP | - | - | P | P | - | - | C | P |

- DRAFT December 19, 2022 – (With highlighted cells to review)

| Series / Land Use | Secondary Review | R-1 | R-3 | B-1 | B-2 | B-3 | C-1 | I-1 | P-1 |
|--|------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| 10.04 Passenger terminal | AR,SP,ZP | - | - | C | C | - | - | - | - |
| 11 Limited Manufacturing and Storage | | | | | | | | | |
| 11.01 Artisan shop | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 11.02 Composting facility | AR,SP,PO,ZP | - | - | - | - | - | - | C | - |
| 11.03 Dry boat storage | AR,SP,ZP | - | - | - | P | - | - | - | - |
| 11.04 Makers space | AR,SP,PO,ZP | - | - | P | P | - | - | - | - |
| 12 Accessory Uses | | | | | | | | | |
| 12.01 Amateur radio and/or citizens band antenna | ZP | P | P | P | P | P | - | P | P |
| 12.02 Exterior communication device | - | P | P | P | P | P | - | P | P |
| 12.03 Accessory building, nonresidential | SP,ZP | - | - | P | P | P | - | P | P |
| 12.04 Accessory building, residential | ZP | P | P | - | - | - | - | - | - |
| 12.05 Accessory dwelling unit (ADU) | ZP | P | - | - | - | - | - | - | - |
| 12.06 Adult family home | ZP | P | P | - | - | - | - | - | - |
| 12.07 Backyard chickens | ZP | P | - | - | - | - | - | - | - |
| 12.08 Bed and breakfast | SP,ZP | P | - | - | - | - | - | - | - |
| 12.09 Bee keeping | ZP | P | - | - | - | - | - | P | - |
| 12.10 Boat dock | - | P | P | P | P | P | - | P | P |
| 12.11 Boathouse | ZP | P | P | P | P | P | - | P | P |
| 12.12 Drive-up service window | SP,PO,ZP | - | - | C | C | - | - | - | - |
| 12.13 Family day care home | ZP | P | P | - | - | - | - | - | - |
| 12.14 Fence, perimeter | ZP | P | P | P | P | P | P | P | P |
| 12.15 Fence, privacy | ZP | P | P | - | - | P | - | - | - |
| 12.16 Fence, security | ZP | - | - | - | - | - | - | P | - |
| 12.17 Fence, sport court | ZP | P | P | - | - | P | - | - | - |
| 12.18 Firewood storage | - | P | P | P | P | - | - | P | - |
| 12.19 Foster home and treatment foster home | ZP | P | P | - | - | - | - | - | - |
| 12.20 Gardening/horticulture | - | P | P | P | P | P | P | P | P |
| 12.21 Home occupation | ZP | P | P | - | - | - | - | - | - |
| 12.22 Hot tub / sauna | ZP | P | P | - | - | P | - | - | - |
| 12.23 Little free library | - | P | P | P | P | P | - | P | - |
| 12.24 Outdoor food and beverage service | ZP | - | - | C | C | C | - | - | - |
| 12.25 Parking lot (on-site) | SP,PO,ZP | P | P | P | P | P | C | P | P |
| 12.26 Patio | - | P | P | - | - | C | - | - | - |
| 12.27 Play structure | - | P | P | - | - | - | - | - | - |
| 12.28 Private kennel | - | P | P | - | - | - | - | - | - |
| 12.29 Rain garden | - | P | P | P | P | P | P | P | P |
| 12.30 Retaining wall | - | P | P | P | P | P | C | P | P |
| 12.31 Secondary suite | ZP | P | - | - | - | - | - | - | - |
| 12.32 Solar energy system, building-mounted | ZP | P | P | P | P | P | - | P | P |
| 12.33 Solar energy system, ground-mounted | ZP | P | P | P | P | P | - | P | P |
| 12.34 Sport court | ZP | P | P | - | - | P | - | - | - |
| 12.35 Swimming pool (residential) | ZP | P | P | - | - | P | - | - | - |
| 12.36 Utility cabinet | ZP | P | P | P | P | P | P | P | P |

| Series / Land Use | Secondary Review | R-1 | R-3 | B-1 | B-2 | B-3 | C-1 | I-1 | P-1 |
|---|------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| 12.37 Wind energy system, small | ZP | WER | WER | WER | WER | WER | WER | WER | WER |
| 13 Temporary Uses | | | | | | | | | |
| 13.01 Farmers market | SP,PO,ZP | - | - | P | P | - | - | C | P |
| 13.02 Food truck | ZP | - | - | P | P | P | - | P | P |
| 13.03 Garage sale | - | P | P | P | P | - | - | - | - |
| 13.04 Party tent | - | P | P | P | P | P | - | P | P |
| 13.05 Portable storage container | - | P | P | P | P | P | - | P | P |
| 13.06 Sale of vehicles/recreation equipment | - | P | P | - | - | - | - | - | - |
| 13.07 Seasonal product sales | SP,PO,ZP | C | C | P | P | C | - | - | - |
| 13.08 Sidewalk café | SP,PO,ZP | - | - | C | C | - | - | - | - |
| 13.09 Sidewalk sales | SP,PO,ZP | - | - | P | P | - | - | - | - |
| 13.10 Wind test tower | ZP | P | P | P | P | P | P | P | P |

Zoning Districts

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

Key for Land Uses

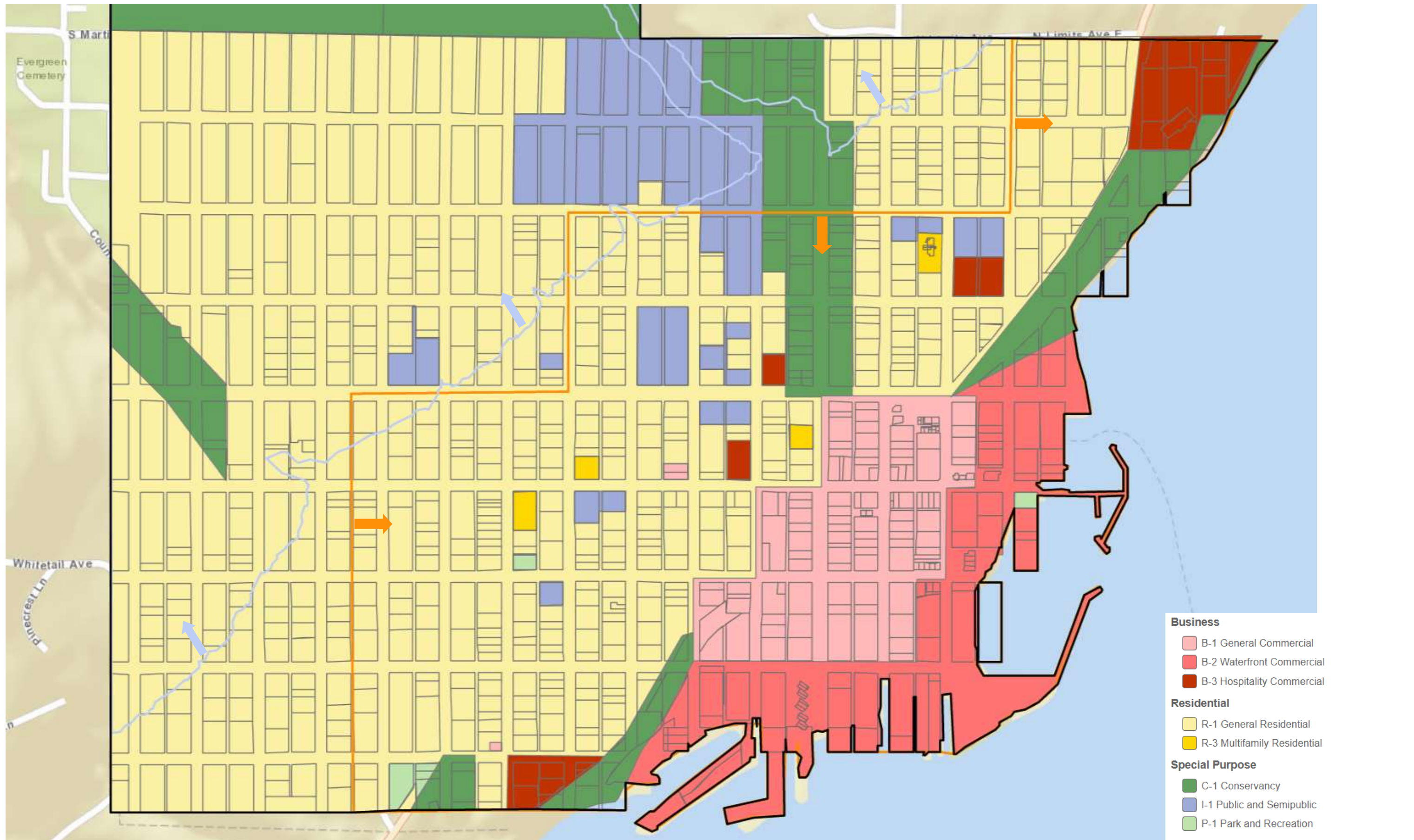
- "-" indicates that the use is not permitted in the zoning district.
- "C" indicates that the use is permitted in the zoning district as a conditional use subject to any secondary review procedures.
- "P" indicates that the use is permitted in the zoning district by right subject to secondary review procedures.
- "TFR" indicates that the use is subject to the review procedures and requirements for Wireless Telecommunication Facilities in Article 5.
- "WER" indicates that the use is subject to the review procedures and requirements for Wind Energy Systems 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.

Notes:

- Any use that is not listed is prohibited, as set forth more fully in § 102.
- The City will consider amendments to this appendix (and other parts of this code) consistent with the procedures and requirements for a code amendment in Article 5.



- Business**
- B-1 General Commercial
 - B-2 Waterfront Commercial
 - B-3 Hospitality Commercial
- Residential**
- R-1 General Residential
 - R-3 Multifamily Residential
- Special Purpose**
- C-1 Conservancy
 - I-1 Public and Semipublic
 - P-1 Park and Recreation
- Low Water Pressure Overlay
- Historic Preservation District Overlay